GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST DETAILS AND SPECIFICATIONS AS SET FORTH BY THE GOVERNING MUNICIPALITY. IF A CONFLICT ARISES BETWEEN THESE PLANS AND THE AFOREMENTIONED DETAILS AND SPECIFICATIONS THE MOST STRINGENT SHALL GOVERN.

2. THE CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-245-4848) SEVENTY-TWO (72) HOURS PRIOR TO ANY EARTH DISTURBING ACTIVITY.

3. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION.

4. AREAS NOT PAVED OR BUILT UPON SHALL BE LANDSCAPED.

5. CHANGES OR REVISIONS TO THESE PLANS SHALL NOT BE MADE WITHOUT APPROVAL OF THE DESIGN ENGINEER AND THE APPROPRIATE GOVERNING AGENCIES.

6. ANY INCONSISTENCIES, AMBIGUITIES, OR DISCREPANCIES FOUND IN THESE PLANS SHALL, IN WRITING, BE REPORTED TO THE DESIGN ENGINEER. ANY WORK DONE BY THE CONTRACTOR AFTER THE DISCOVERY OF ANY INCONSISTENCIES, AMBIGUITIES, OR DISCREPANCIES WITHOUT THE APPROVAL OF THE DESIGN ENGINEER AND/OR THE GOVERNING AGENCY SHALL BE DONE AT THE CONTRACTOR'S RISK.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND/OR REPAIR OF EXISTING FENCES, DRIVEWAYS, SIGNS, ETC. NOT SHOWN AS PART OF THE WORK AND DAMAGED AS A RESULT OF CONSTRUCTION. ALL REPAIRS/REPLACEMENTS MADE BY THE CONTRACTOR SHALL BE EQUAL TO OR BETTER THAN THE PRE-CONSTRUCTION CONDITION.

8. ALL MATERIALS USED, NOT UTILIZED AS PART OF THE FINISHED WORK, SHALL BE FREE OF UNSATISFACTORY MATERIALS (WOOD, ROOTS, BOULDERS, ETC.) AND NON-COMPACTABLE MATERIALS.

9. SUBGRADE COMPACTION SHALL BE CERTIFIED BY A QUALIFIED PROFESSIONAL ENGINEER OR A TECHNICIAN CERTIFIED BY THE APPROPRIATE GOVERNING AGENCY.

10. FILL AREAS SHALL HAVE ALL EXTRANEOUS MATERIALS (WOOD, ROOTS, BOULDERS, ETC.) REMOVED PRIOR TO PLACEMENT.

11. IF BEDROCK IS ENCOUNTERED AT THE SUBGRADE, AN ADDITIONAL 6" BELOW SUBGRADE SHALL BE REMOVED AND BACKFILLED WITH SUITABLE MATERIAL.

12. SITE PLANNING, DESIGN & SURVEY LLC HAS NOT PERFORMED A GEOLOGIC/SUBSURFACE INVESTIGATION OF THIS SITE. THIS WORK WAS PERFORMED BY OTHERS (SEE NOTE 16). UNUSUAL CONDITIONS ENCOUNTERED SUCH AS UNUSUAL SOIL CLASSIFICATIONS, WATER TABLE, SINKHOLES, BURIED RUBBAGE, ETC. SHALL BE IMMEDIATELY REPORTED TO THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

13. ALL FILL MATERIALS, NOT USED UNDER BUILDING SLABS/FOUNDATIONS, SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST.

14. THE COMPACTION OF FILL MATERIALS UNDER BUILDING SLABS/FOUNDATIONS SHALL BE DONE IN ACCORDANCE TO THE RECOMMENDATION OF A QUALIFIED SOILS SCIENTIST/ENGINEER.

15. TRAFFIC CONTROL WITHIN PUBLIC STREET SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE APPROPRIATE GOVERNING AGENCY.

16. THERE ARE ACTIVITY LIMITATIONS ON THIS SITE DUE TO ENVIRONMENTAL IMPACTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING THE LAND USE COVENANT (JEFFERSON COUNTY DB1318, PAGE 68) AND THE WVDEP APPROVED SOIL MANAGEMENT PLAN (SOIL MANAGEMENT PLAN, KIDDE - CITY OF RANSON, 208, 209, 212 AND 215 N. GEORGE STREET, AND 215 N. MILDRED STREET, RANSON, JEFFERSON COUNTY, WEST VIRGINIA, VRP # 13079, JULY 2022, PREPARED BY ENVIRONMENTAL STANDARDS, INC.).

17. TOPOGRAPHY AND PLANIMETRIC FEATURES PROVIDED BY THE CITY OF RANSON, WV AS PREPARED BY WILLIAM H. GORDON ASSOCIATES.

18. PROPERTY BOUNDARY SURVEY PREPARED BY CHEAT ROAD ENGINEERING, INC.

19. CONTRACTOR TO VERIFY THE EXACT LOCATION OF ALL UTILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AT THE DISCRETION OF THE UTILITY PROVIDER AT NO ADDITIONAL COST TO THE OWNER OR ANY OTHER PARTY.

20. THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES, AS SHOWN HEREON, ARE APPROXIMATE ONLY. NO GUARANTEE IS HEREIN MADE OR IMPLIED THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES TO VERIFY THE TYPE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING THE WORK. ANY DISCREPANCIES IN OR FROM THE INFORMATION SHOWN HEREON SHALL BE REPORTED TO THE ENGINEER PRIOR TO COMMENCING CONSTRUCTION.

21. UNLESS OTHERWISE NOTED, ALL PROPOSED ELEVATIONS AS SHOWN HEREON ARE FINISHED GRADE.

22. CONDUIT CROSSINGS NOT SHOWN IN PROFILE VIEWS. CONTRACTOR RESPONSIBLE FOR LOCATING CONDUIT CROSSINGS AND COORDINATING THE INSTALLATION OF PIPES/STRUCTURES IN THIS CONTRACT ACCORDINGLY.

23. THE CONTRACTOR WILL NOT REMOVE ANY EXISTING UTILITY LINES WITHOUT FIRST INFORMING THE ENGINEER AS WELL AS THE APPROPRIATE UTILITY AGENCIES.

24. THE SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FIRM PANEL 0136E, MAP NUMBER 54037C0136E, EFFECTIVE DATE DECEMBER 18, 2009. NO PART OF PROPERTY LIES WITHIN THE MAPPED 100-YR FLOODPLAIN.

25. ALLEY ANNULMENT AREA AS ADOPTED BY THE RANSON CITY COUNCIL ON NOVEMBER 21, 2023 AND RECORDED IN DEED BOOK 1320 AT PAGE 447 IN THE CLERKS OFFICE OF THE COUNTY COMMISSION OF JEFFERSON COUNTY, WEST VIRGINIA.

26. WHEN WORKING WITH ASBESTOS PIPE, THE AREA TO BE CUT SHALL BE IN DIRECT CONTACT WITH WATER WHILE THEY ARE PERFORMING ANY WORK ON THE ASBESTOS PIPE . ADDITIONALLY, THE CONTRACTOR SHOULD BE RESPONSIBLE FOR PROVIDING THEIR EMPLOYEES WITH PROPER PPE WHILE PERFORMING THE TASK.

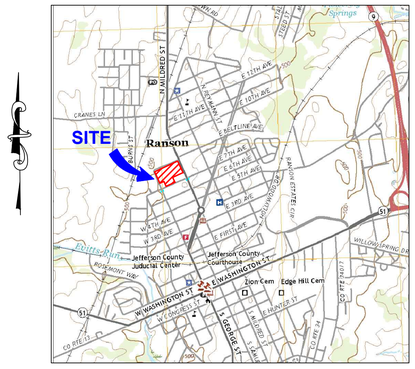
PLAN LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CENTERLINE PT, PC & INTERSECTION		PROPOSED PROPERTY LINE
	STREET CENTERLINE		RIGHT OF WAY
	AIR RELEASE/VACUUM VALVE		PROPOSED EASEMENT
	GATE VALVE		EXISTING EASEMENT
	FIRE HYDRANT	XXX	PROPOSED INDEX CONTOUR
8 W	8" WATERLINE		PROPOSED INTERMEDIATE CONTOUR
6 W	6" WATERLINE	x 100.0'	SPOT ELEVATION
	HOUSE SERVICE & METER BOX - 1" DOUBLE PER BERKELEY COUNTY STD. CS-7.	XXX	EXISTING INDEX CONTOUR
	HOUSE SERVICE & METER BOX - ¾" SINGLE PER BERKELEY COUNTY STD. CS-7.		EXISTING INTERMEDIATE CONTOUR
	PIPE CAP		FENCE
8 SS	SANITARY SEWER (W/ SIZE OF PIPE)		SIGN
	FLOW DIRECTION		STREAM
	SEWER SERVICE - DOUBLE		TREE LINE
	SEWER SERVICE - SINGLE		PROPOSED STREET TREE
	SANITARY SEWER MANHOLE	Ex W	EXISTING WATERLINE
FM	SANITARY SEWER FORCE MAIN		EXISTING GATE VALVE
MH #22	MANHOLE LABEL		EXISTING FIRE HYDRANT
	STORM SEWER		EXISTING WATER METER
	LOT LINE		EXISTING SANITARY SEWER
	BUILDING SETBACK		EXISTING SANITARY SEWER MANHOLE
OHE	OVERHEAD ELECTRIC	FM	EXISTING SANITARY SEWER FORCE MAIN
	UTILITY POLE		EXISTING STORM SEWER
	GUY		EXISTING BUILDING
	PROPOSED SIDEWALK / SIDEWALK EASEMENT		PROPOSED BUILDING
	PROPOSED DITCH		PROPOSED LOT GRADING INDEX CONTOUR
	ROCK OUTLET PROTECTION		PROPOSED LOT GRADING INTERMEDIATE CONTOUR
	PROPOSED LANDSCAPED AREAS		PROPOSED SWM CULVERT
	OPEN SPACE		PROPOSED STREET / STOP SIGN
	PROPOSED PARKING EASEMENT	OP	ROCK OUTLET PROTECTION
LOD	LIMIT OF DISTURBANCE	CE	STONE CONSTRUCTION ENTRANCE
SF SF	SILT FENCE	SB	TEMPORARY SEDIMENT BASIN
	DITCH WITH CHECK DAMS	TD	TEMPORARY DIVERSION
	TEMPORARY DIVERSION	IP	INLET PROTECTION
	PROPOSED STREET LIGHT		

CONSTRUCTION PLANS for FOUNDRY CENTRE MIXED USE DEVELOPMENT

RANSON CORPORATION
JEFFERSON COUNTY, WEST VIRGINIA
AUGUST 22, 2024

SITE DATA	
TAX MAP/PARCEL	TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
RECORDED DEED REFERENCE	DEED BOOK 1283, PAGE 439
PROPERTY ZONING DESIGNATION	T5L - TOWN CENTER LIMITED
BUILDING SETBACKS	FRONT (PRINCIPAL) - 12' MAX, FRONT (SECONDARY) - 12' MAX. SIDE - 6' MAX. REAR - 3' MIN.
PROPOSED USE	SINGLE-FAMILY ATTACHED RESIDENTIAL
# OF LOTS PROPOSED	84
PARKING SPACES REQUIRED	2/DWELLING UNIT
PARKING SPACES PROVIDED	172 (ON LOT) 106 (ON-STREET) 278 TOTAL
TOTAL TRACT AREA	6.60 AC.
ALLEY ANNULMENT AREA	0.07 AC.
TOTAL PROJECT AREA	6.67 AC.
TOTAL RIGHT-OF-WAY AREA	2.79 AC. (41.8%)
TOTAL CIVIC SPACE AREA	0.63 AC. (9.4%)
TOTAL TOWNHOUSE LOT AREA	2.66 AC. (39.9%)
TRACT RESIDUE AREA	0.59 AC. (8.8%)
GROSS LOT DENSITY	12.6 LOTS/AC
TOTAL AREA OF DISTURBANCE	6.67 AC.
TOTAL IMPERVIOUS AREA	5.79 AC,



LOCATION MAP
SCALE: 1" - 2000'

SHEET INDEX	
SHEET	DESCRIPTION
T-1	TITLE SHEET
T-2	EXISTING CONDITIONS
T-3	OVERALL PLAN
G-1	GRADING PLAN
SP-1	SITE PLAN
SD-1	SUBDIVISION PLAN
P-1	ROADWAY DESIGN PLAN
P-2	OASIS AVENUE ROADWAY PROFILE PLAN
P-3	JOVIAL DRIVE ROADWAY PROFILE PLAN
P-4	MYSTIC DRIVE ROADWAY PROFILE PLAN
P-5	GALA STREET ROADWAY PROFILE PLAN
P-6	MIRAGE ALLEY & LUNAR ALLEY ROADWAY PROFILE PLAN
P-7	NOVA ALLEY & POLAR ALLEY ROADWAY PROFILE PLAN
P-8	CURB RAMP DETAILS
P-9	CURB RAMP DETAILS
P-10	PAVING DETAILS
P-11	PAVING DETAILS
W-1	OVERALL PLAN WATER
W-2	OASIS AVENUE WATER PLAN & PROFILE
W-3	JOVIAL DRIVE WATER PLAN & PROFILE
W-4	MYSTIC DRIVE WATER PLAN & PROFILE
W-5	GALA STREET/LUNAR ALLEY WATER PLAN & PROFILE
W-6	WATERLINE DETAILS
W-7	WATERLINE DETAILS
S-1	OVERALL PLAN SANITARY SERER
S-2	OASIS AVENUE SANITARY SEWER PLAN & PROFILE
S-3	JOVIAL DRIVE SANITARY SEWER PLAN & PROFILE
S-4	MYSTIC DRIVE SANITARY SEWER PLAN & PROFILE
S-5	GALA STREET SANITARY SEWER PLAN & PROFILE
S-6	SANITARY SEWER DETAILS
L-1	LANDSCAPING, SIGNAGE & LIGHTING PLAN
L-2	LANDSCAPING, SIGNAGE & LIGHTING DETAILS
L-3	PHOTOMETRIC PLAN
ST-1	OVERALL PLAN STORM SEWER
ST-2	STORM SEWER PROFILES
ST-3	STORM SEWER PROFILES
ST-4	STORM SEWER PROFILES
ST-5	STORMWATER MANAGEMENT DETAILS
ST-6	STORM SEWER DETAILS
ES-1A	EROSION & SEDIMENT CONTROL PLAN - PHASE 1
ES-1B	EROSION & SEDIMENT CONTROL PLAN - PHASE 2
ES-2	E&S PLAN NOTES & DETAILS
ES-3	E&S PLAN DETAILS

OWNER / DEVELOPER
NEW VISION DEVELOPMENT, LLC
187 OLD LEETOWN PIKE
KEARNEYSVILLE, WV 24530

The Ranson Planning Commission approves this _____ (Site Plan, Improvement Plan) on ____/____/_____ with the following conditions:

1) _____

2) _____

3) _____

_____
Planning Commission President's Signature (Date)

The owner of this property hereby confirms that these plans meet the requirements of the Ranson Zoning and Subdivision Ordinances and the above conditions of approval set forth by the Ranson Planning Commission.

_____
Owner's Signature (Date)

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

Site planning, design & Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

MICHAEL W. ABEL
REGISTERED
15861
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

TITLE SHEET

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	AS NOTED
DRAWN BY:	DFL

SHEET T-1

FOUNDRY CENTRE

DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

site planning, design & survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

MICHAEL W. ANDREWS
REGISTERED
15851
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

EXISTING CONDITIONS

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	1" = 40'
DRAWN BY:	DFL

SHEET T-2

N/F
James S. & Kathryn L. Newcomb
(DB 606 /Pg 710)
TM 2 /Parcel 60
Zoned: T5L
Use: Commercial

N/F
BAGC LLC
(DB 1273 /Pg 49)
TM 2 /Parcel 61
Zoned: T5L
Use: Commercial

N/F
BAGC LLC
(DB 1273 /Pg 49)
TM 2 /Parcel 62.1
Zoned: T5
Use: Commercial

BELTLINE AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)

CSX TRANSPORTATION
(50' RIGHT-OF-WAY)

S6 (S MANHOLE)
TOP=500.01
(12" PVC) INV. IN=494.61 (FROM S7)
(12" PVC) INV. OUT=494.51 (TO S5)

WV SPC NORTH ZONE

N 65°13'32" E 711.00'

5/8" REBAR W/CAP FND

EX. BRICK BUILDING TO BE RAZED

BENT 5/8" REBAR W/CAP FND

N/F
City of Ranson
(DB 1298 /Pg 286)
TM 4 /Parcel 2.1
Zoned: T5L
Use: Municipal

Tract 3 - Parcel 2
TM 4 /Parcel 124

N/F
Corporation of Ranson
(DB 1072 /Pg 735)
TM 4 /Parcel 2.3
Zoned: T5L
Use: Municipal

N 24°52'51" W 356.00'

Tract 1 - Parcel 4
TM 4 /Parcel 129

Tract 1 - Parcel 3
TM 4 /Parcel 129

EX. WATERLINE TO BE ABANDONED

TRACT ONE
CONTAINING
5.79 Acres±

WEST VIRGINIA STATE ROUTE 85
MILDRED STREET
(66' RIGHT-OF-WAY)

S 24°52'51" E 356.00'

N/F
Southern States Cooperative Inc.
(DB 595 /Pg 277)
TM 4 /Parcel 139
Zoned: T5
Use: Residential

S5 (SS MANHOLE)
TOP=500.01
(12" PVC) IN. IN=494.61 (FROM S7)
(12" PVC) INV. OUT=494.51 (TO S5)

Tract 2
TM 4 /Parcel 124.01

GEORGE STREET
(60' RIGHT-OF-WAY)

N/F
City of Ranson
(DB 1019 /Pg 266)
TM 4 /Parcel 2
Zoned: T5L
Use: Municipal

N/F
City of Ranson Building Commissioner
(DB 1019 /Pg 266)
TM 4 /Parcel 138
Zoned: T5
Use: Residential

N/F
City of Ranson Building Commissioner
(DB 1019 /Pg 266)
TM 4 /Parcel 137
Zoned: T5
Use: Residential

EX. GRAVEL AREA

BENT 5/8" REBAR W/CAP FND

EXISTING ALLEY
(20' RIGHT-OF-WAY)

N 24°46'28" W 19.56'

N 65°13'32" E 149.86'

S 65°13'32" W 711.00'

S 24°46'28" E 19.56'

S 65°13'32" W 149.00'

N 65°13'32" E 269.86'

ALLEY ANNULMENT AREA
2,914.8 SF
0.0669 AC.±

EX. WATERLINE TO BE ABANDONED

181.22'

BUILDING ENCROACHMENT

1/2" IRON ROD FND

10-Foot Right of Way Reserved, Tract 1 Parcel 5 - Parcel 1

3" BRASS MONUMENT 0.32' SOUTH OF LINE

3/4" IRON PIPE WITH MAG NAIL

N/F
Julian Breeden, et al
(DB 1066 /Pg 122)
TM 4 /Parcel 123
Zoned: T4
Use: Residential

N/F
Lou Ann Spaur
(DB 1099 /Pg 348)
TM 4 /Parcel 125
Zoned: T4
Use: Residential

N/F
Lou Ann Spaur
(DB 969 /Pg 3)
TM 4 /Parcel 122
Zoned: T4
Use: Residential

Tract 1 - Parcel 1
TM 4 /Parcel 126

Tract 1 - Parcel 2
TM 4 /Parcel 126

Tract 1 - Parcel 2
TM 4 /Parcel 126

Tract 1
Parcel 5 - Parcel 2
TM 4 /Parcel 126

Tract 1
Parcel 5 - Pgrcel 1
TM 4 /Parcel 128

N 00°01'34" W 356.00'

S 00°01'34" E 356.00'

N/F
Gerak A. Keyser
(DB 652 /Pg 398)
TM 4 /Parcel 130
Zoned: T4
Use: Residential

N/F
Clyde A. Robinson
(DB 278 /Pg 452)
TM 4 /Parcel 131
Zoned: T4
Use: Residential

N/F
Linda A. Whitmore, et al
(DB 1066 /Pg 468)
TM 4 /Parcel 132
Zoned: T4
Use: Residential

N/F
Ronald E. and Kimberly F. Grall
(DB 1166 /Pg 21)
TM 4 /Parcel 133
Zoned: T4
Use: Residential

N/F
Windewald Enterprises LLC
(DB 926 /Pg 372)
TM 4 /Parcel 135
Zoned: T5
Use: Commercial

N/F
G A K Inc.
(DB 506 /Pg 684)
TM 4 /Parcel 136
Zoned: T5
Use: Commercial

SEVENTH AVENUE
(60' RIGHT-OF-WAY)

S555 (SS MANHOLE)
TOP=503.19
(10" PVC) INV. IN=494.59
(12" PVC) INV. IN=493.79 (FROM S6)
(12" PVC) INV. OUT=493.69 (TO S4)

N/F
Brian E. Burke
(DB 619 /Pg 720)
TM 4 /Parcel 121 /
Zoned: T4
Use: Residential

N/F
Potowmack Properties LLC
(DB 1129 /Pg 301)
TM 4 /Parcel 120
Zoned: T4
Use: Residential

N/F
G7 Properties LLC
(DB 1206 /Pg 563)
TM 4 /Parcel 115
Zoned: T4
Use: Commercial

N/F
Matthew D. Pochany
(DB 1277 /Pg 538)
TM 4 /Parcel 114
Zoned: T4
Use: Residential

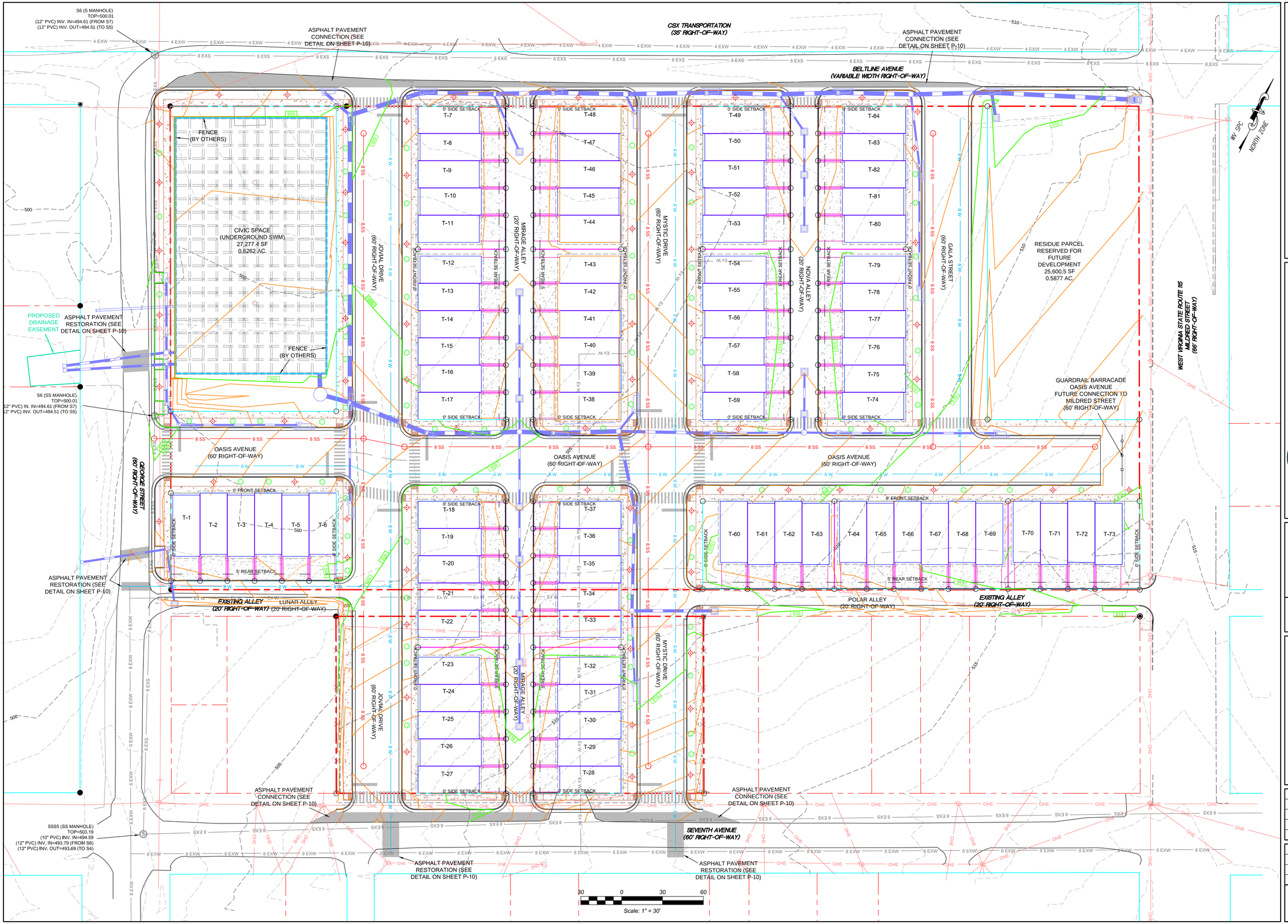
N/F
Behzad Touhidi-Beghini
(DB 1236 /Pg 257)
TM 4 /Parcel 109
Zoned: T4
Use: Residential

N/F
Jerry Kisar, III
(DB 1280 /Pg 458)
TM 4 /Parcel 108
Zoned: T4 Use: Residential

N/F
Emerald M. Lynch
(DB 1067 /Pg 445)
TM 4 /Parcel 107
Zoned: T4 Use: Residential

N/F
Potowmack Properties LLC
(DB 1129 /Pg 301)
TM 4 /Parcel 107
Zoned: T4
Use: Residential

40 0 40 80
Scale: 1" = 40'



FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

Site planning, design& Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

MICHAEL W. MERCER
REGISTERED
15851
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

OVERALL PLAN

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	1" = 30'
DRAWN BY:	DFL

SHEET T-3

FOUNDRY CENTRE

DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

Site planning, design& Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

RACHAEL W. MEREDITH
15851
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

GRADING PLAN

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	1" = 30'
DRAWN BY:	DFL

SHEET G-1

30 0 30 60
Scale: 1" = 30'

FOUNDRY CENTRE

DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

Site planning, design& Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

MICHAEL W. MEEKINS
REGISTERED
16861
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

SITE PLAN

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	1" = 30'
DRAWN BY:	DFL

SHEET SP-1

Scale: 1" = 30'

CSX TRANSPORTATION
(35' RIGHT-OF-WAY)

BELTLINE AVENUE
(VARIABLE WIDTH RIGHT-OF-WAY)

N/F
City of Ranson
(DB 1298 /Pg 286)
TM 4 /Parcel 2.1
Zoned: T5L
Use: Municipal

N/F
Corporation of Ranson
(DB 1072 /Pg 735)
TM 4 /Parcel 2.3
Zoned: T5L
Use: Municipal

PROPOSED DRAINAGE EASEMENT

N 24°52'51" W 355.00'

CIVIC SPACE
(UNDERGROUND SWM)
27,277.4 SF
0.6262 AC.

121.94'

S 24°46'28" E 224.00'

S 65°13'32" W 121.52'

JOVIAL DRIVE
(60' RIGHT-OF-WAY)

S 24°46'28" E

N 65°13'32" E 711.00'

MIRAGE ALLEY
(20' RIGHT-OF-WAY)

MYSTIC DRIVE
(60' RIGHT-OF-WAY)

NOVA ALLEY
(20' RIGHT-OF-WAY)

GALA STREET
(60' RIGHT-OF-WAY)

RESIDUE PARCEL
RESERVED FOR
FUTURE
DEVELOPMENT
25,600.5 SF
0.5877 AC.

N 24°46'28" W 230.06'

S 24°52'51" E 355.00'

GUARDRAIL BARRACADE
OASIS AVENUE
FUTURE CONNECTION TO
MILDRED STREET
(60' RIGHT-OF-WAY)

S 65°13'32" W 111.49'

WEST VIRGINIA STATE ROUTE #5
MILDRED STREET
(66' RIGHT-OF-WAY)

WV SPC
NORTH ZONE

Southern S
(D
TM

Us

City
(

OASIS AVENUE
(60' RIGHT-OF-WAY)

N 65°13'32" E

N 74°39'28" E

GEORGE STREET
(60' RIGHT-OF-WAY)

N 65°13'32" E 121.41'
0' FRONT SETBACK

T-1	T-2	T-3	T-4	T-5	T-6
21.41'	20.00'	20.00'	20.00'	20.00'	20.00'
2,377.1 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF
0.0316 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.

0' SIDE SETBACK
5' REAR SETBACK
S 65°13'32" W 121.29'
N 65°13'32" E 181.48'
N 24°52'51" W 64.50'
S 24°46'28" E 64.50'

EXISTING ALLEY
(20' RIGHT-OF-WAY)
LUNAR ALLEY
(20' RIGHT-OF-WAY)

N 24°46'28" W 19.56'

N/F
Julian Breeden, et al
(DB 1066 /Pg 122)
TM 4 /Parcel 123
Zoned: T4
Use: Residential

N/F
Lou Ann Spaur
(DB 969 /Pg 3)
TM 4 /Parcel 122
Zoned: T4
Use: Residential

N/F
Lou Ann Spaur
(DB 1099 /Pg 366)
TM 4 /Parcel 125
Zoned: T4
Use: Residential

N 24°52'51" W 130.00'

S 24°46'28" E

N 65°13'32" E 64.50'
0' SIDE SETBACK

T-7	T-8	T-9	T-10	T-11	T-12	T-13	T-14	T-15	T-16	T-17
20.00'	20.00'	20.00'	20.00'	25.03'	25.03'	20.00'	20.00'	20.00'	20.00'	20.00'
1,290.0 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF	1,614.5 SF	1,614.5 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF
0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0371 AC.	0.0371 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.

0' SIDE SETBACK
5' REAR SETBACK
S 65°13'32" W 64.50'
N 24°46'28" W 230.06'
S 24°46'28" E 230.06'

T-48	T-47	T-46	T-45	T-44	T-43	T-42	T-41	T-40	T-39	T-38
20.00'	20.00'	20.00'	20.00'	25.03'	25.03'	20.00'	20.00'	20.00'	20.00'	20.00'
1,290.0 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF	1,614.5 SF	1,614.5 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF
0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0371 AC.	0.0371 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.

T-49	T-50	T-51	T-52	T-53	T-54	T-55	T-56	T-57	T-58	T-59
20.00'	20.00'	20.00'	20.00'	25.03'	25.03'	20.00'	20.00'	20.00'	20.00'	20.00'
1,290.0 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF	1,614.5 SF	1,614.5 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF
0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0371 AC.	0.0371 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.

T-84	T-83	T-82	T-81	T-80	T-79	T-78	T-77	T-76	T-75	T-74
20.00'	20.00'	20.00'	20.00'	25.03'	25.03'	20.00'	20.00'	20.00'	20.00'	20.00'
1,290.0 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF	1,614.5 SF	1,614.5 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF
0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0371 AC.	0.0371 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.

N 65°13'32" E 320.60'
0' FRONT SETBACK

T-60	T-61	T-62	T-63	T-64	T-65	T-66	T-67	T-68	T-69	T-70	T-71	T-72	T-73
32.86'	20.00'	20.00'	23.75'	23.75'	20.00'	20.00'	20.00'	20.00'	23.75'	23.75'	20.00'	20.00'	32.74'
2,119.5 SF	1,290.0 SF	1,290.0 SF	1,531.9 SF	1,531.9 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF	1,531.9 SF	1,531.9 SF	1,290.0 SF	1,290.0 SF	2,119.5 SF
0.0487 AC.	0.0296 AC.	0.0296 AC.	0.0352 AC.	0.0352 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0352 AC.	0.0352 AC.	0.0296 AC.	0.0296 AC.	0.0487 AC.

0' SIDE SETBACK
5' REAR SETBACK
S 65°13'32" W 320.72'
N 24°46'28" W 64.50'
S 24°46'28" E 64.50'

S 65°13'32" W 711.00'

N 65°13'32" E 149.00'
S 65°13'32" W 149.00'
N 65°13'32" E 259.86'

T-21	T-22	T-23	T-24	T-25	T-26	T-27
20.00'	27.25'	27.25'	20.00'	20.00'	20.00'	20.00'
1,290.0 SF	1,757.6 SF	1,757.6 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF
0.0296 AC.	0.0403 AC.	0.0403 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.

0' SIDE SETBACK
0' FRONT SETBACK
5' REAR SETBACK
S 65°13'32" W 64.50'
N 24°46'28" W 214.90'
S 24°46'28" E 214.90'

T-34	T-33	T-32	T-31	T-30	T-29	T-28
20.00'	27.25'	27.25'	20.00'	20.00'	20.00'	20.00'
1,290.0 SF	1,757.6 SF	1,757.6 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF	1,290.0 SF
0.0296 AC.	0.0403 AC.	0.0403 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.	0.0296 AC.

0' SIDE SETBACK
0' FRONT SETBACK
5' REAR SETBACK
S 65°13'32" W 64.50'
N 24°46'28" W 214.90'
S 24°46'28" E 214.90'

S 24°46'28" E 19.56'

POLAR ALLEY
(20' RIGHT-OF-WAY)

S 65°13'32" W 269.86'

S 24°52'51" E 130.00'

N/F
Gerald A. Keyser
(DB 652 /Pg 308)
TM 4 /Parcel 130
Zoned: T4
Use: Residential

N/F
Clyde A. Robinson
(DB 278 /Pg 452)
TM 4 /Parcel 131
Zoned: T4
Use: Residential

N/F
Linda A. Whitmore, et al
(DB 456 /Pg 408)
TM 4 /Parcel 132
Zoned: T4
Use: Residential

N/F
Ronald E. and Kimberly F. Grall
(DB 1166 /Pg 21)
TM 4 /Parcel 133
Zoned: T4
Use: Residential

N/F
Windewald
Enperprises LLC
(DB 926 /Pg 372)
TM 4 /Parcel 135
Zoned: T5
Use: Commercial

EXISTING ALLEY
(20' RIGHT-OF-WAY)

SEVENTH AVENUE
(60' RIGHT-OF-WAY)

30 0 30 60
Scale: 1" = 30'

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

Site planning, design& Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

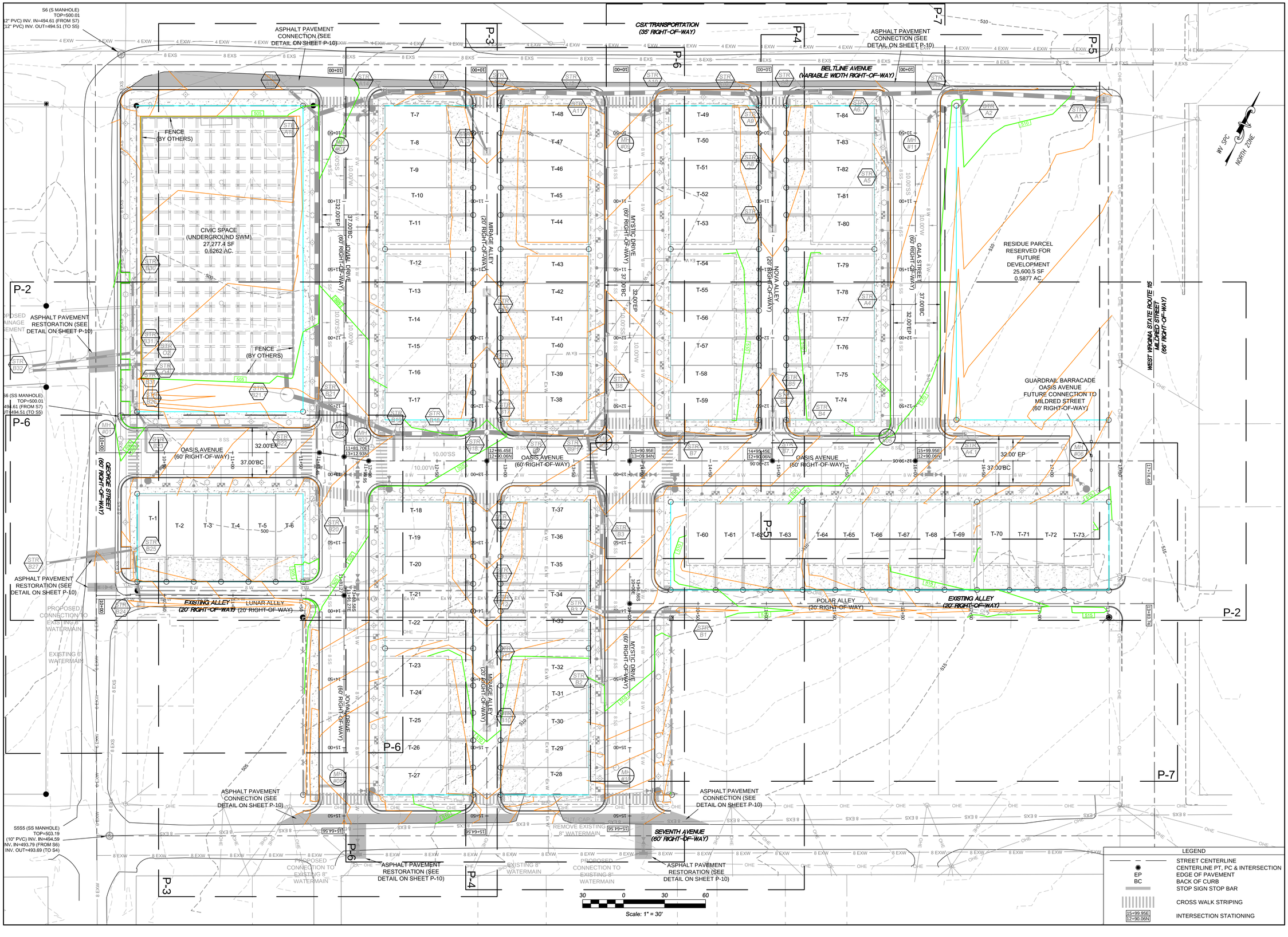
MICHAEL W. MESSER
REGISTERED
15851
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

SUBDIVISION PLAN

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	1" = 30'
DRAWN BY:	DFL

SHEET SD-1



FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

Site planning, design& Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

DANIEL W. KESECKER
03/07/2025
15851
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

ROADWAY DESIGN PLAN

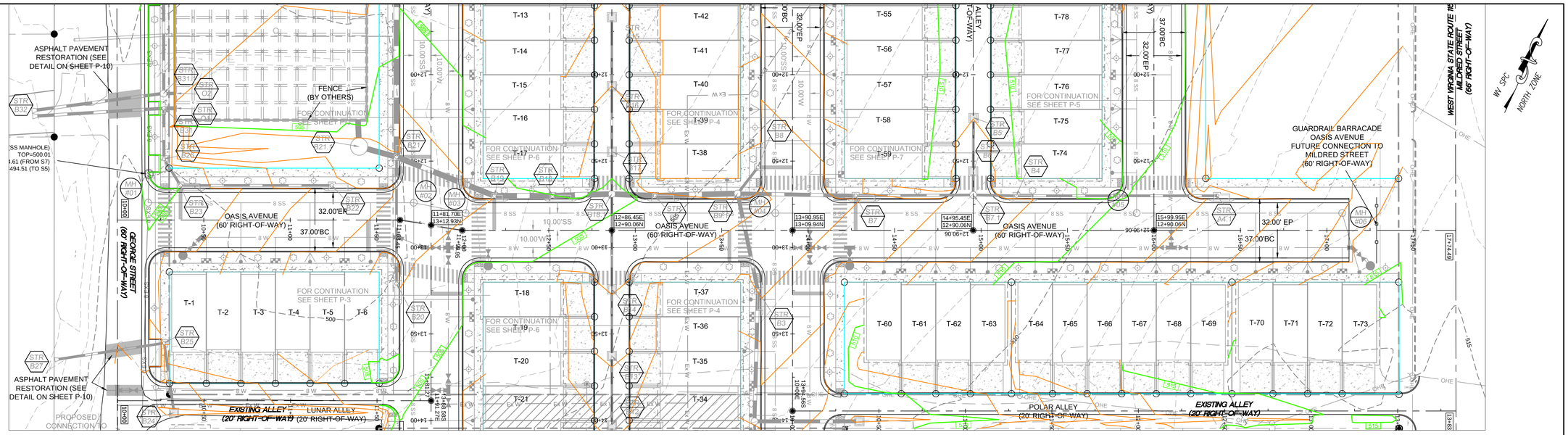
REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	1" = 30'
DRAWN BY:	DFL

SHEET P-1

LEGEND

- STREET CENTERLINE
- CENTERLINE PT, PC & INTERSECTION
- EP EDGE OF PAVEMENT
- BC BACK OF CURB
- STOP SIGN STOP BAR
- CROSS WALK STRIPING
- 15+99.95E / 12+90.06N INTERSECTION STATIONING



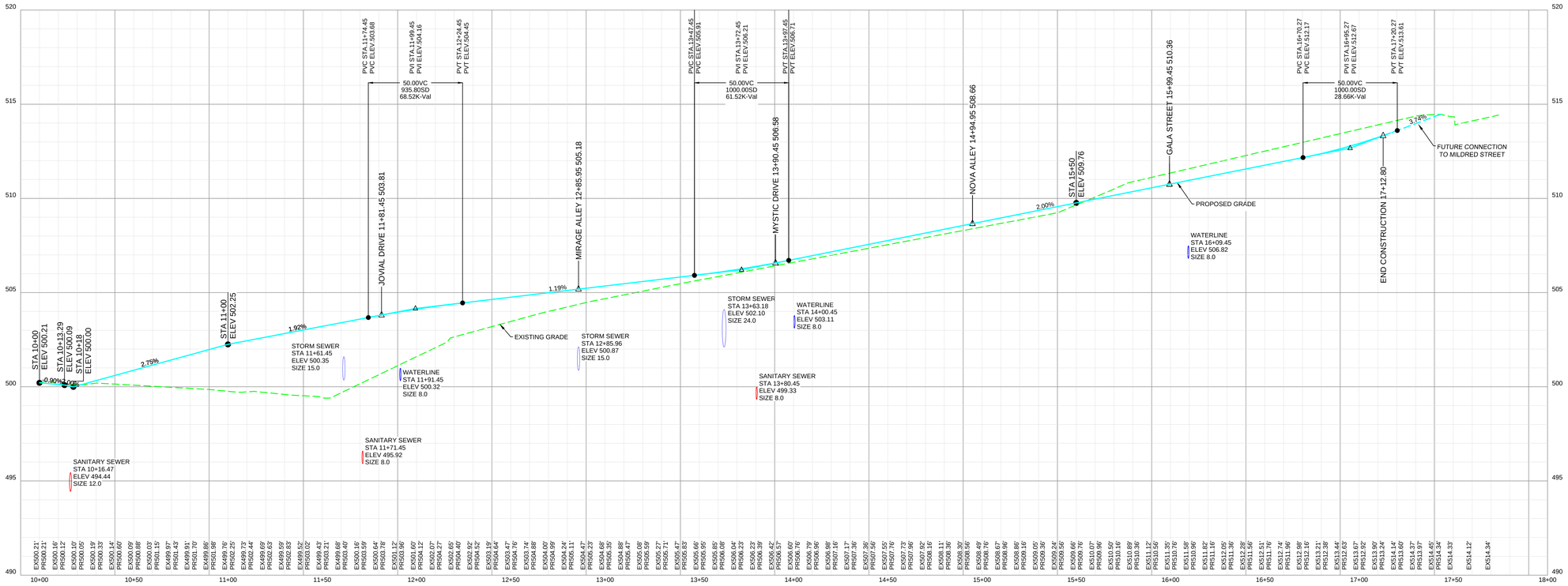
OASIS AVENUE

30 0 30 60

Scale: 1" = 30'

LEGEND

- STREET CENTERLINE
- CENTERLINE PT, PC & INTERSECTION
- EP — EDGE OF PAVEMENT
- BC — BACK OF CURB
- STOP SIGN STOP BAR
- CROSS WALK STRIPING
- 15+99.95E / 12+90.06N — INTERSECTION STATIONING



OASIS AVENUE

30 0 30 60 90 120

3 0 3 6 9 12

Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

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Phone: 304-274-0189

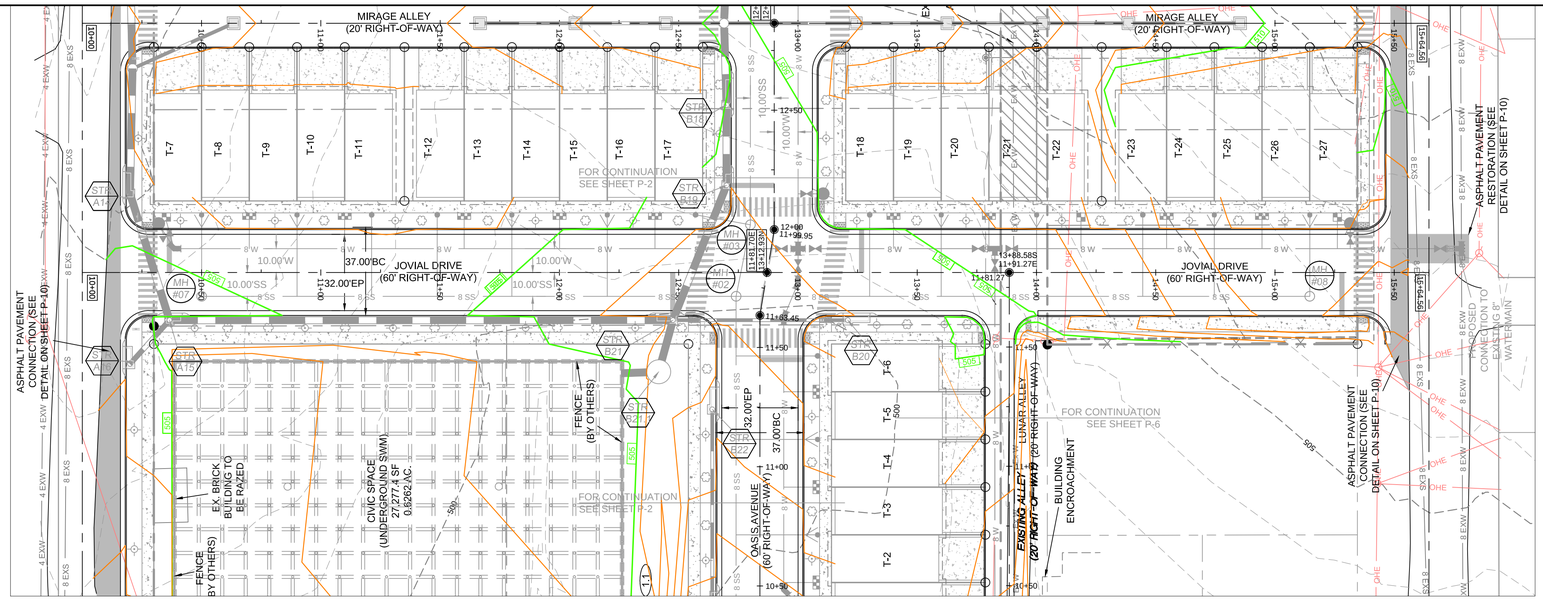
MICHAEL W. MOORE
REGISTERED
15851
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

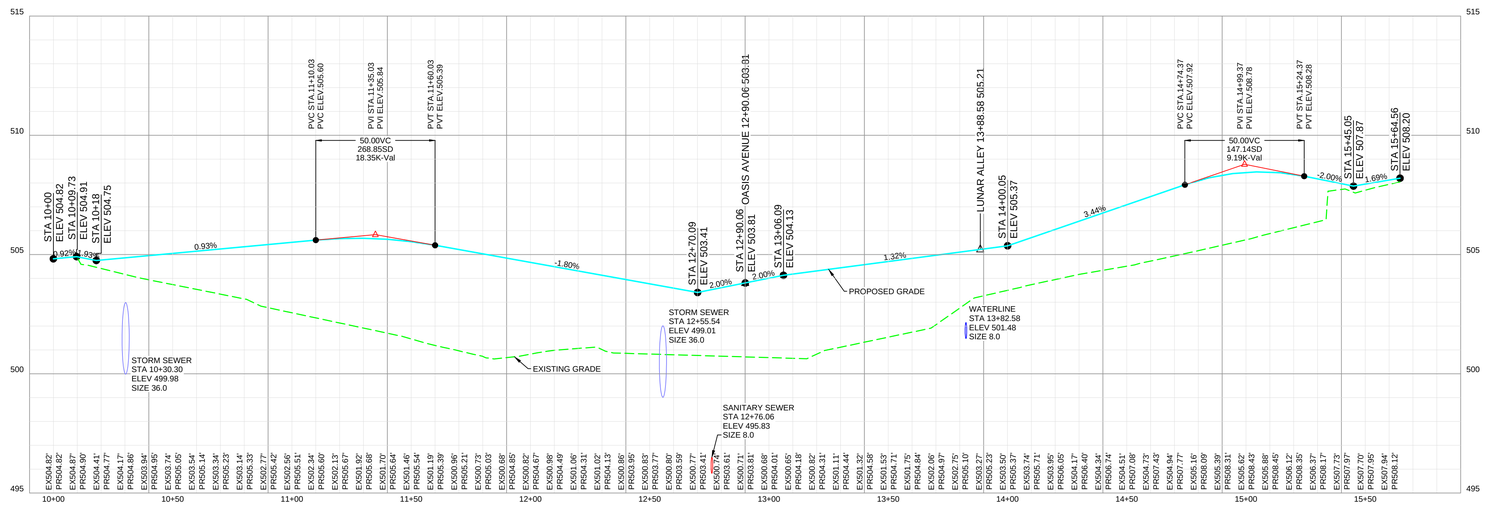
OASIS AVENUE ROADWAY PROFILE PLAN

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	AS SHOWN
DRAWN BY:	DFL

SHEET P-2





JOVIAL DRIVE

30 0 30 60 90 120

3 0 3 6 9 12

Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'

FOUNDRY CENTRE

DEED BOOK 1283, PAGE 439

RANSON CORPORATION, DISTRICT 8

TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129

CITY OF RANSON, WV

Site planning, design& Survey

232 Double L Drive, Falling Waters, WV 25419

Phone: 304-274-0189

MICHAEL D. MERCER
REGISTERED
15851
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

JOVIAL DRIVE ROADWAY PROFILE PLAN

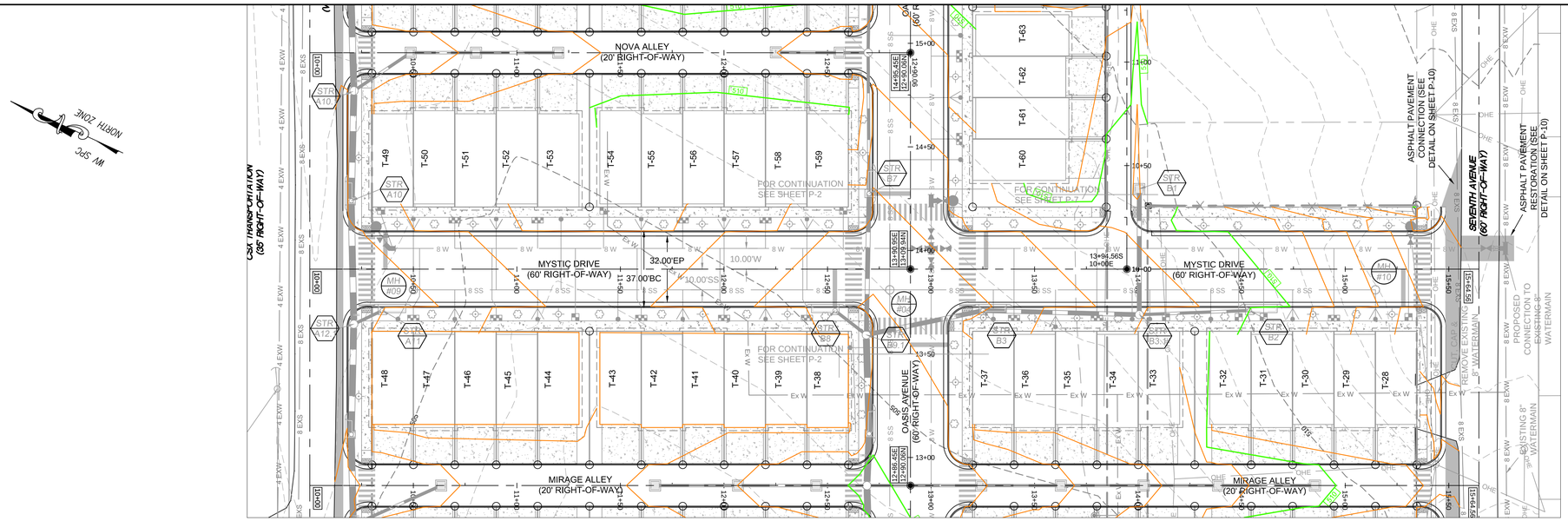
REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

LEGEND

- STREET CENTERLINE
- CENTERLINE PT, PC & INTERSECTION
- EP — EDGE OF PAVEMENT
- BC — BACK OF CURB
- STOP SIGN STOP BAR
- CROSS WALK STRIPING
- 15+99.95E / 12+90.06N — INTERSECTION STATIONING

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	AS SHOWN
DRAWN BY:	DFL

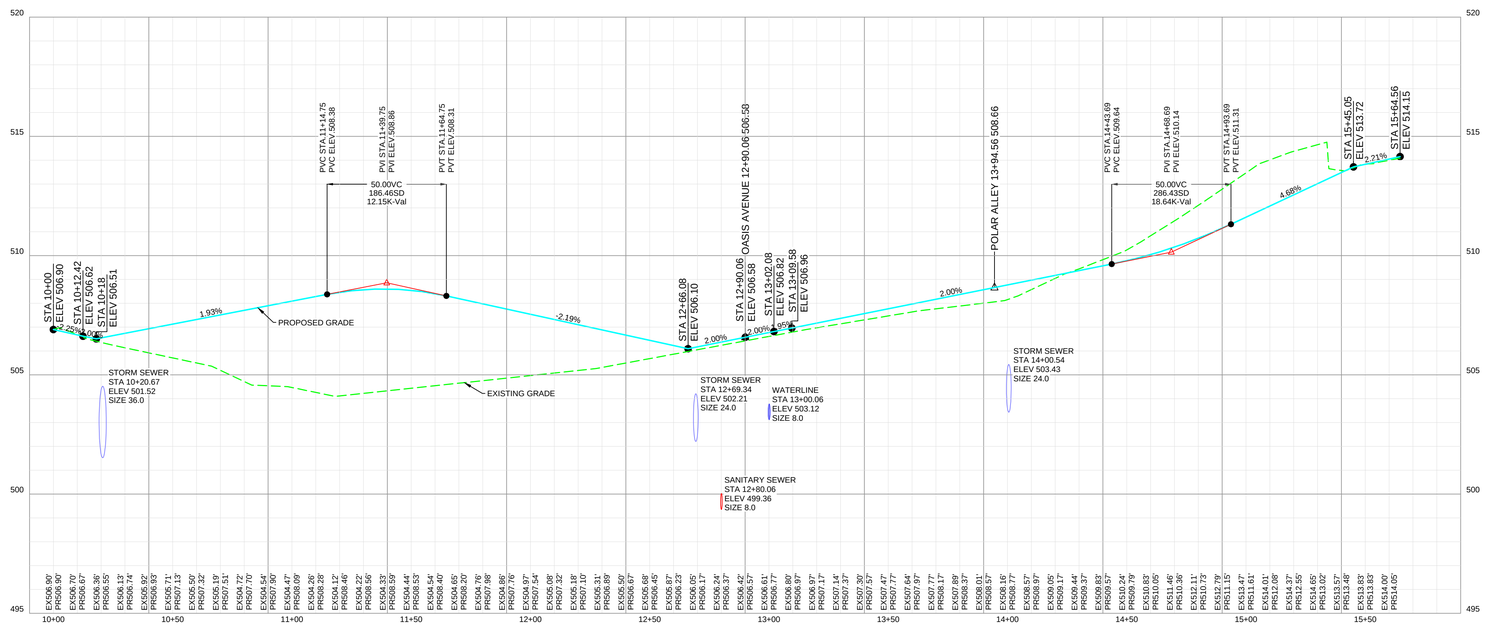
SHEET P-3



MYSTIC DRIVE WATERLINE

30 0 30 60

Scale: 1" = 30'



MYSTIC DRIVE WATERLINE

30 0 30 60 90 120

3 0 3 6 9 12

Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'

LEGEND	
——— – ———	STREET CENTERLINE
◉	CENTERLINE PT, PC & INTERSECTION
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
	STOP SIGN STOP BAR
	CROSS WALK STRIPING
15+99.95E 12+90.06N	INTERSECTION STATIONING

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
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Phone: 304-274-0189

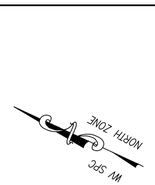
COMMONWEALTH OF KENTUCKY
REGISTERED
15851
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

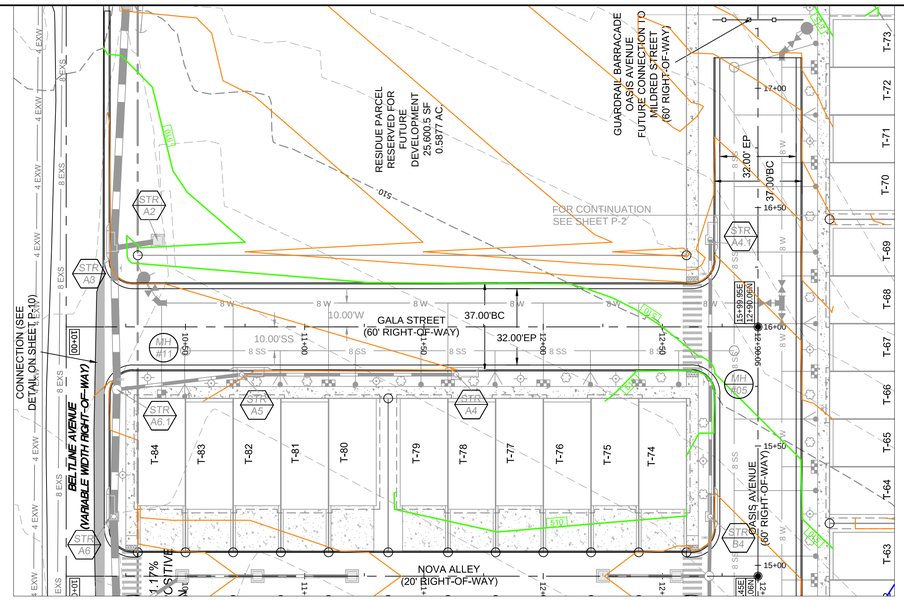
MYSTIC DRIVE ROADWAY PROFILE PLAN

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	AS SHOWN
DRAWN BY:	DFL

SHEET P-4

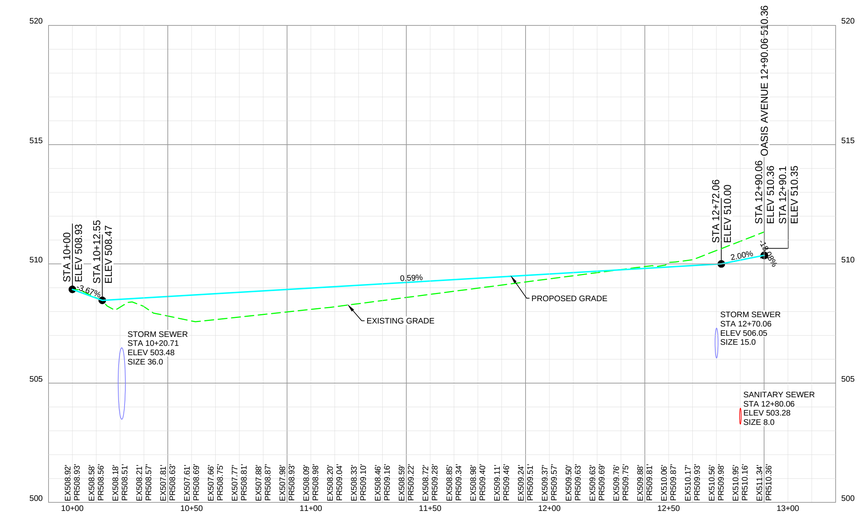




GALA STREET

30 0 30 60

Scale: 1" = 30'



GALA STREET

30 0 30 60 90 120

3 0 3 6 9 12

Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

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MICHAEL D. MERCER
REGISTERED
15851
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

GALA STREET ROADWAY PROFILE PLAN

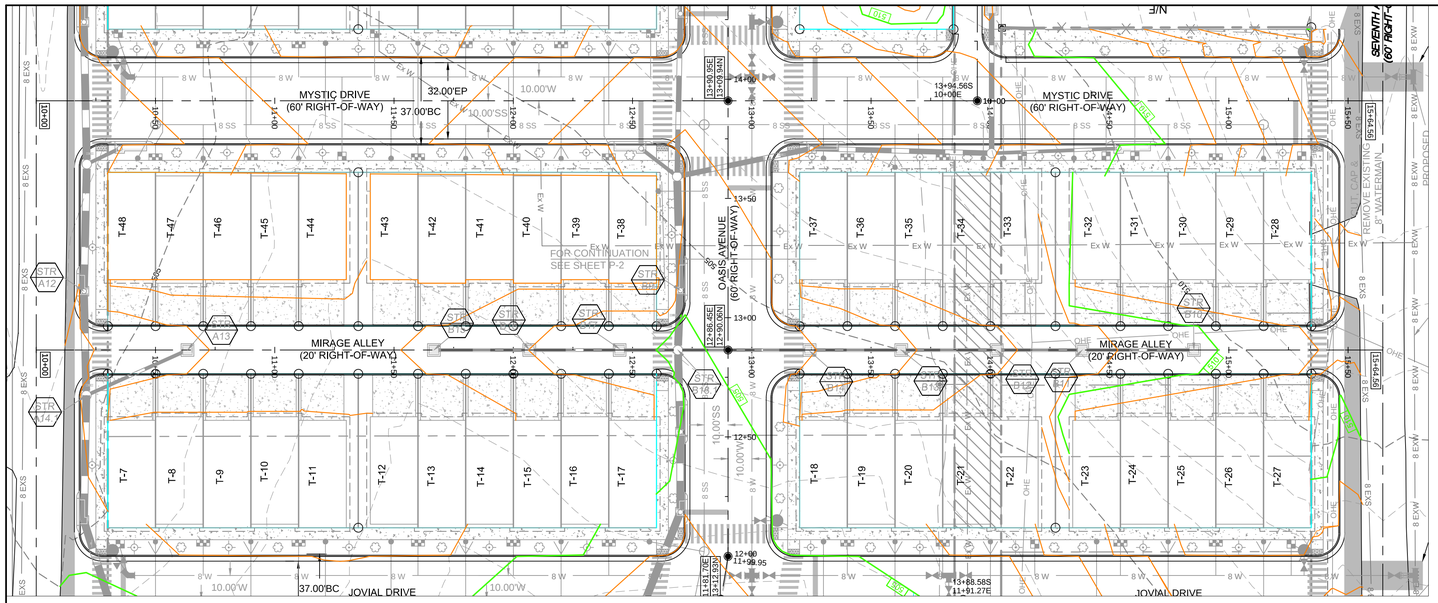
REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

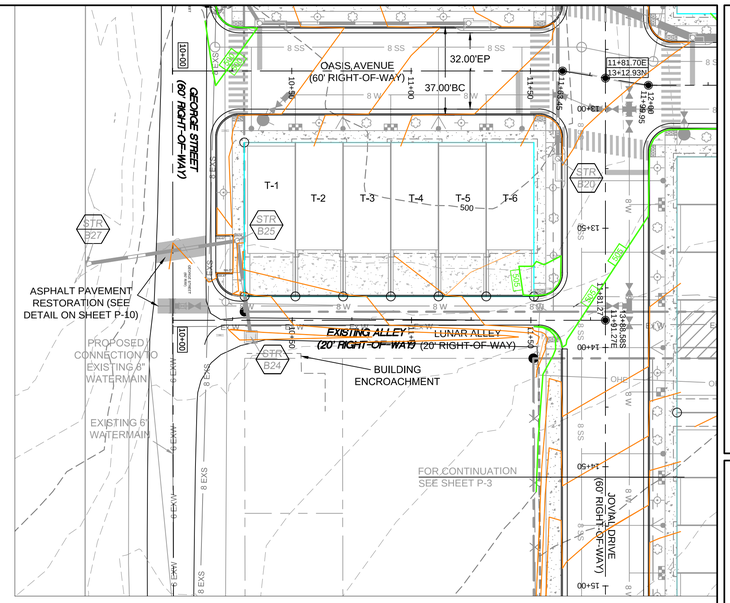
LEGEND

——— – ———	STREET CENTERLINE
◉	CENTERLINE PT, PC & INTERSECTION
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
	STOP SIGN STOP BAR
	CROSS WALK STRIPING
15+99.95E 12+90.06N	INTERSECTION STATIONING

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	AS SHOWN
DRAWN BY:	DFL

SHEET P-5





MIRAGE ALLEY

30 0 30 60

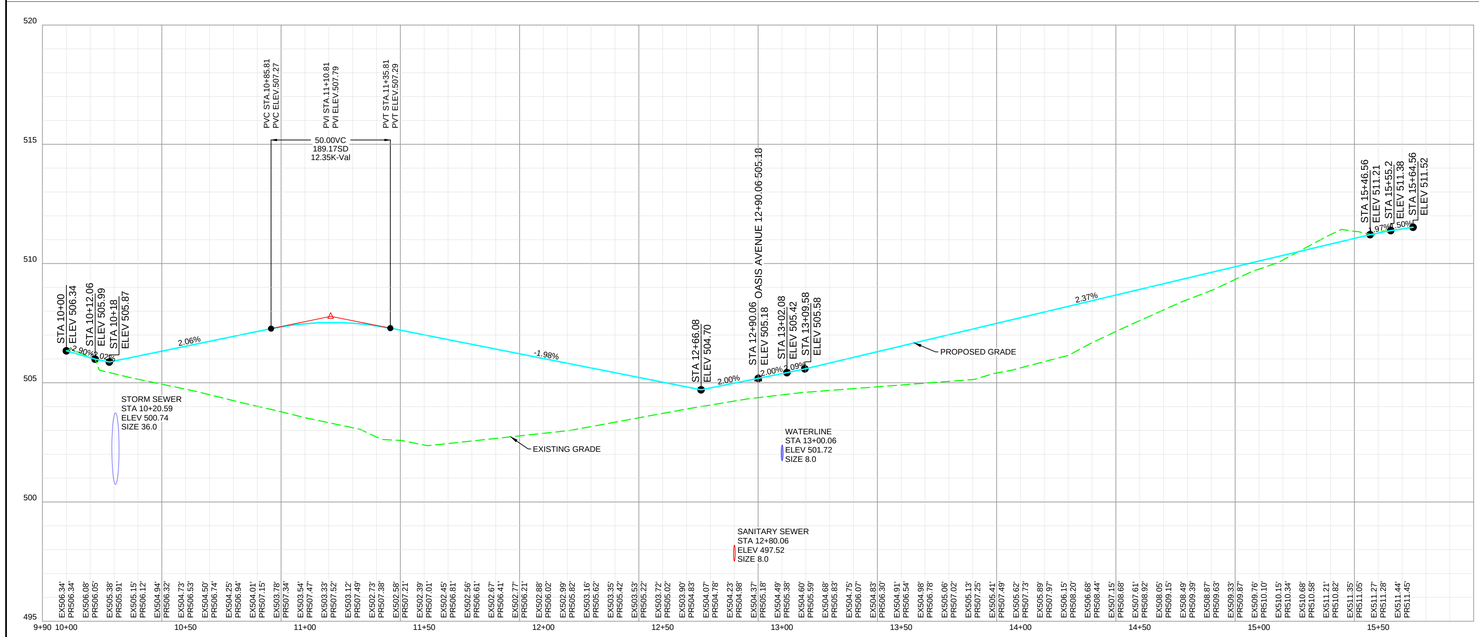
Scale: 1" = 30'

LUNAR ALLEY

30 0 30 60

Scale: 1" = 30'

LEGEND	
	STREET CENTERLINE
	CENTERLINE PT, PC & INTERSECTION
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
	STOP SIGN STOP BAR
	CROSS WALK STRIPING
15+99.95E 12+90.06N	INTERSECTION STATIONING



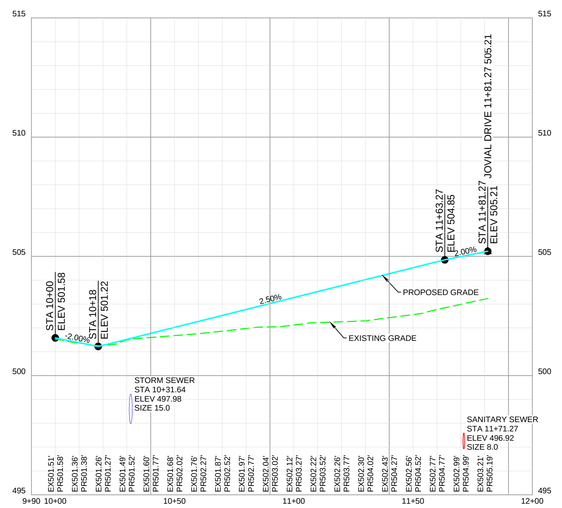
MIRAGE ALLEY

30 0 30 60 90 120

3 0 3 6 9 12

Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'



LUNAR ALLEY

30 0 30 60 90 120

3 0 3 6 9 12

Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

Site planning, design& Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

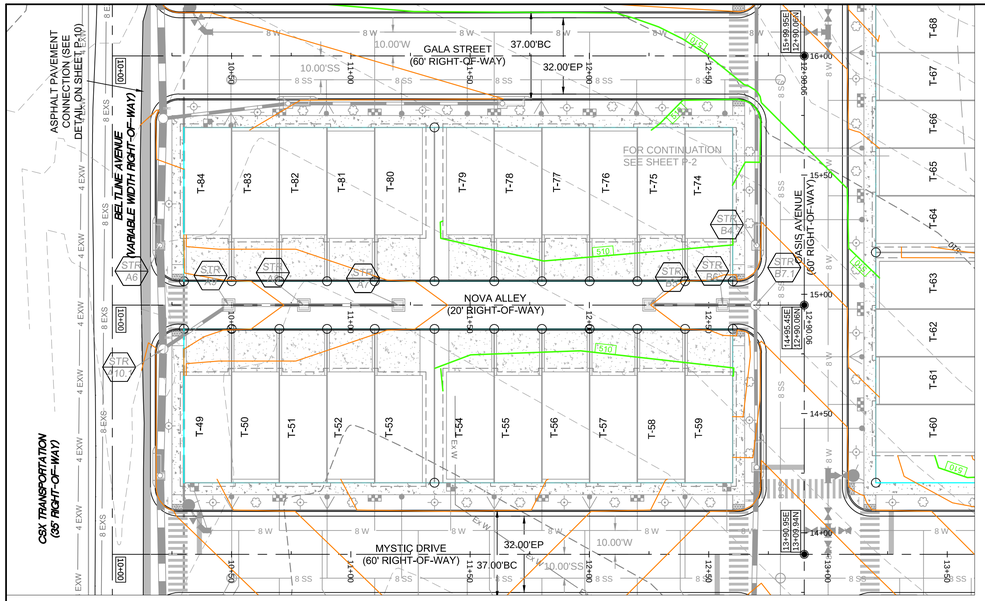
MICHAEL W. MESSINA
PROFESSIONAL
15861
STATE OF
WEST VIRGINIA
ENGINEER

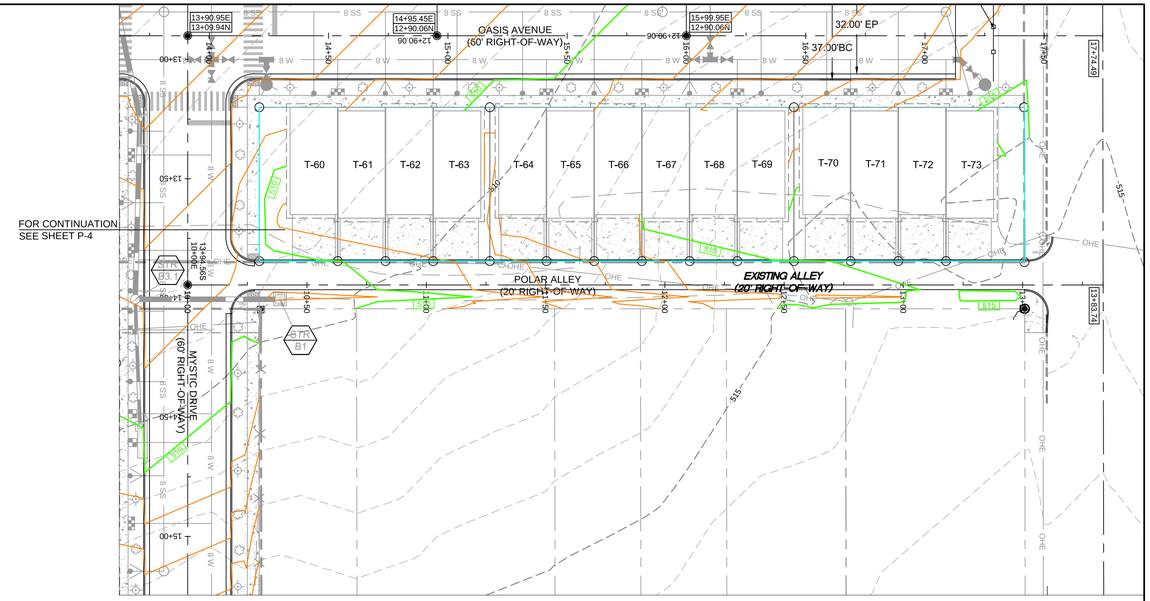
MIRAGE ALLEY
LUNAR ALLEY
ROADWAY
PROFILE PLAN

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

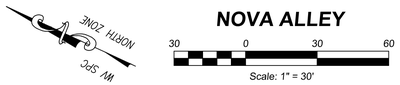
PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	AS SHOWN
DRAWN BY:	DFL

SHEET
P-6





NOVA ALLEY



30 0 30 60

Scale: 1" = 30'

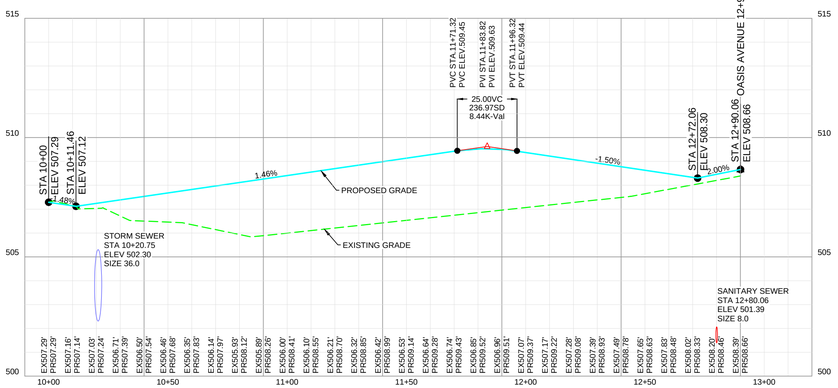
POLAR ALLEY

30 0 30 60

Scale: 1" = 30'

LEGEND

	STREET CENTERLINE
	CENTERLINE PT, PC & INTERSECTION
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
	STOP SIGN STOP BAR
	CROSS WALK STRIPING
15+99.95E 12+90.06N	INTERSECTION STATIONING



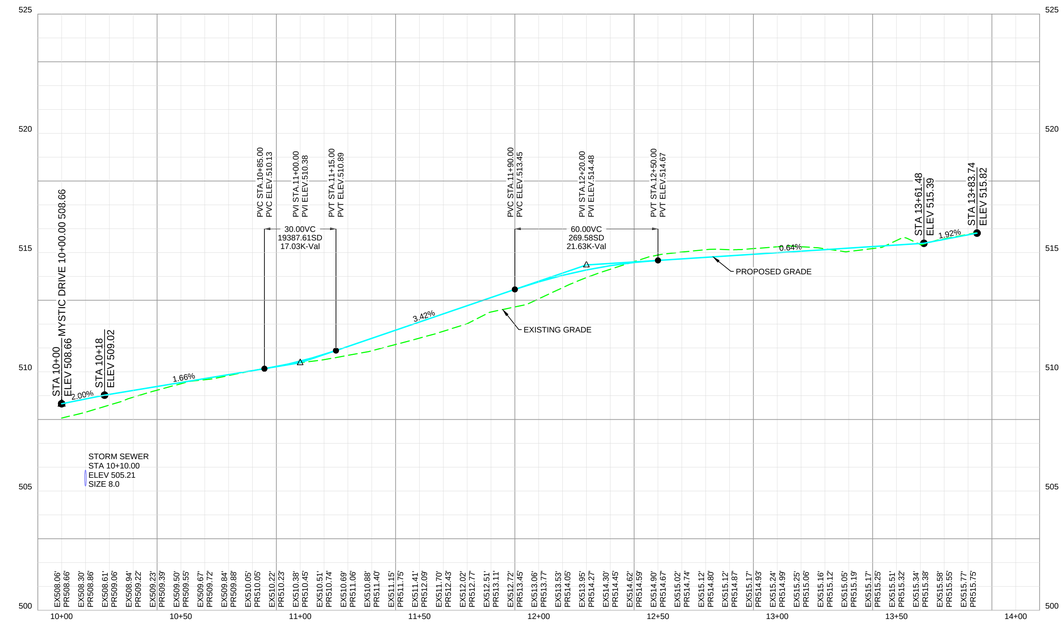
NOVA ALLEY

30 0 30 60 90 120

3 0 3 6 9 12

Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'



POLAR ALLEY

30 0 30 60 90 120

3 0 3 6 9 12

Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

Site planning, design& Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

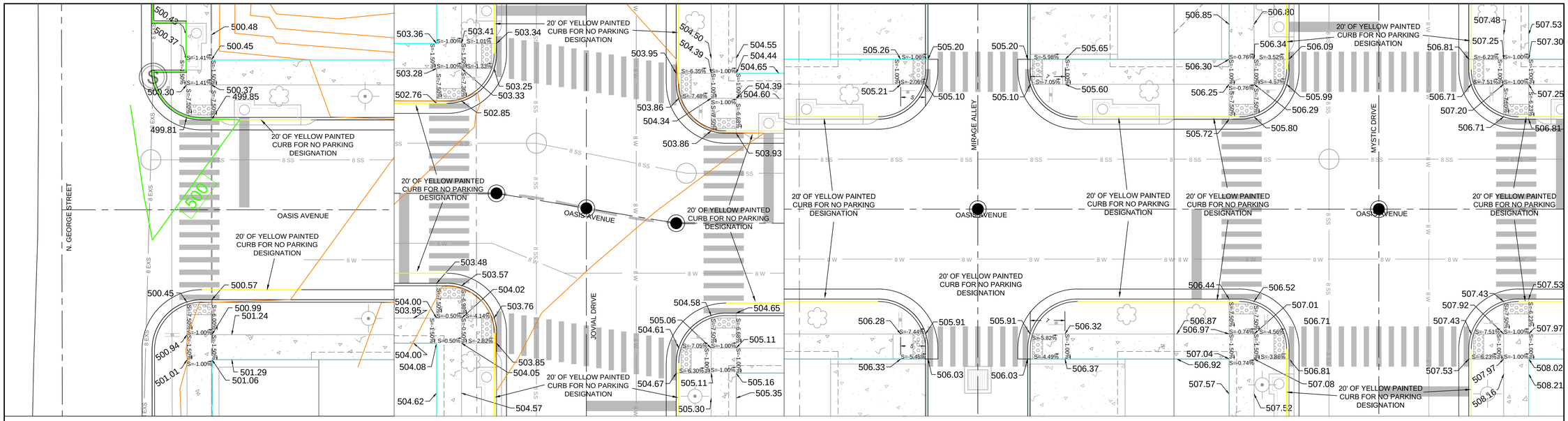
MICHAEL W. MAYLES
INDIVIDUAL
15851
STATE OF
WEST VIRGINIA
PROFESSIONAL SURVEYOR

NOVA ALLEY POLAR ALLEY ROADWAY PROFILE PLAN

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	AS SHOWN
DRAWN BY:	DFL

SHEET P-7



OASIS AVENUE/GEORGE STREET

10 0 10 20

Scale: 1" = 10'

WV SPC NORTH ZONE

OASIS AVENUE/JOVIAL DRIVE

10 0 10 20

Scale: 1" = 10'

WV SPC NORTH ZONE

OASIS AVENUE/MIRAGE ALLEY

10 0 10 20

Scale: 1" = 10'

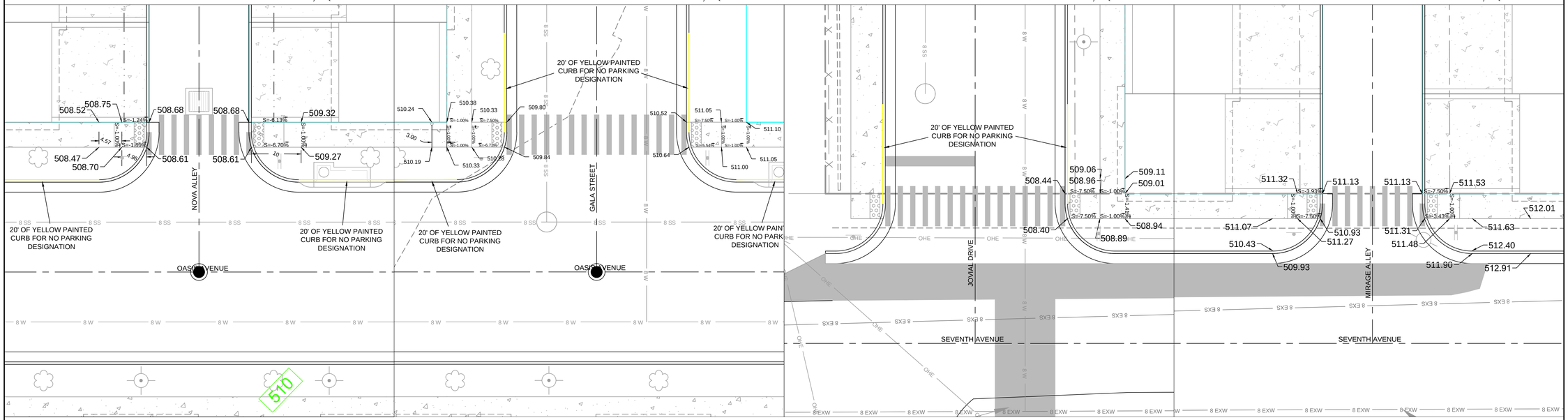
WV SPC NORTH ZONE

OASIS AVENUE/MYSTIC DRIVE

10 0 10 20

Scale: 1" = 10'

WV SPC NORTH ZONE



OASIS AVENUE/NOVA ALLEY

10 0 10 20

Scale: 1" = 10'

WV SPC NORTH ZONE

OASIS AVENUE/GALA STREET

10 0 10 20

Scale: 1" = 10'

WV SPC NORTH ZONE

JOVIAL DRIVE/SEVENTH AVE

10 0 10 20

Scale: 1" = 10'

WV SPC NORTH ZONE

MIRAGE ALLEY/SEVENTH AVE

10 0 10 20

Scale: 1" = 10'

WV SPC NORTH ZONE

LEGEND

——— — ———	STREET CENTERLINE
◉	CENTERLINE PT, PC & INTERSECTION
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
▬	STOP SIGN STOP BAR
▥	CROSS WALK STRIPING
15+99.95E / 12+90.06N	INTERSECTION STATIONING

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
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site planning, design& survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

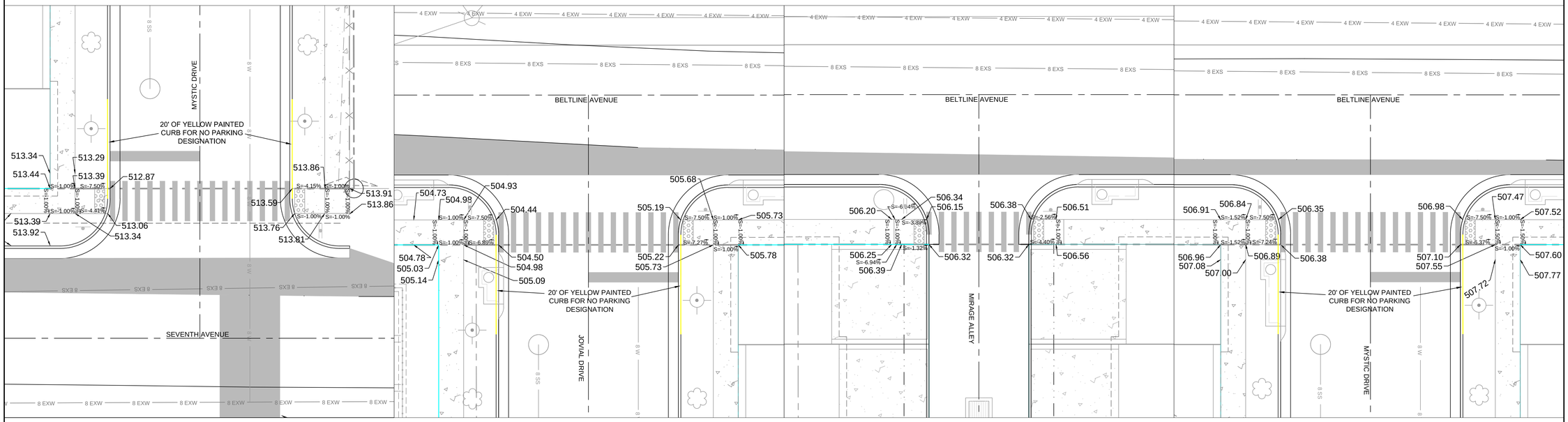
MICHAEL W. MESSENGER
15851
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

CURB RAMP DETAILS

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	1" = 10'
DRAWN BY:	DFL

SHEET P-8



MYSTIC DRIVE/SEVENTH AVE

10 0 10 20

Scale: 1" = 10'

WV SPC NORTH ZONE

JOVIAL DRIVE/BELTLINE AVE

10 0 10 20

Scale: 1" = 10'

WV SPC NORTH ZONE

MIRAGE ALLEY/BELTLINE AVE

10 0 10 20

Scale: 1" = 10'

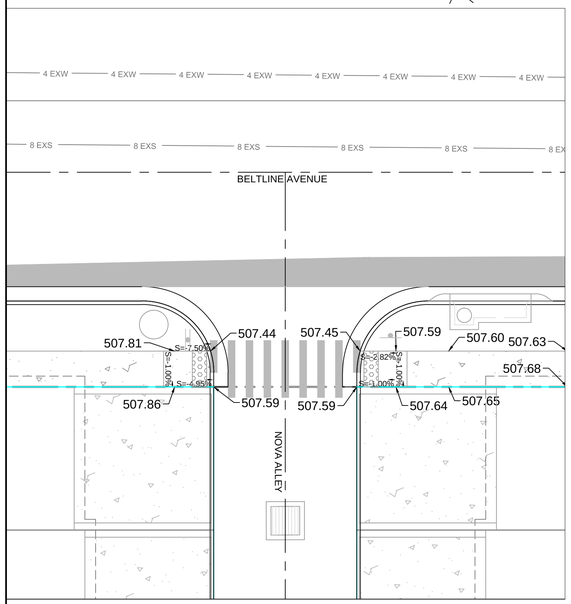
WV SPC NORTH ZONE

MYSTIC DRIVE/BELTLINE AVE

10 0 10 20

Scale: 1" = 10'

WV SPC NORTH ZONE



NOVA ALLEY/BELTLINE AVE

10 0 10 20

Scale: 1" = 10'

WV SPC NORTH ZONE

LEGEND

	STREET CENTERLINE
	CENTERLINE PT, PC & INTERSECTION
EP	EDGE OF PAVEMENT
BC	BACK OF CURB
	STOP SIGN STOP BAR
	CROSS WALK STRIPING
15+99.95E 12+90.06N	INTERSECTION STATIONING

FOUNDRY CENTRE
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PROFESSIONAL ENGINEER

CURB RAMP DETAILS

REVISIONS		
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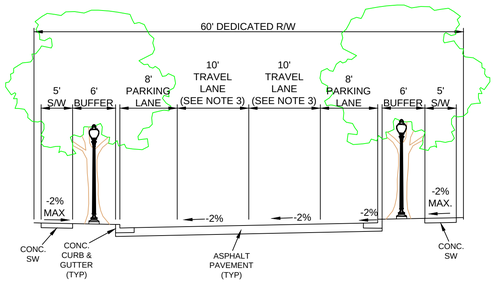
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	1" = 10'
DRAWN BY:	DFL

SHEET P-9



NOTES:

1. STREETS ARE ALLOWABLE WITHIN THE T3 - SUB-URBAN, T4 - GENERAL URBAN AND T5 - URBAN CENTER DISTRICTS.

2. BOTH TYPE C AND TYPE D PUBLIC FRONTAGES ARE ALLOWABLE FOR USE WITH STREETS. PROVIDE 5 ADDITIONAL FEET OF RIGHT-OF-WAY AT THE BACK OF SIDEWALK WHERE TYPE D FRONTAGE IS USED.

3. ROADWAY DIMENSIONS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB. TRAVEL LANES SHOULD BE WIDENED TO 11' IF ALONG A SCHOOL BUS OR EMERGENCY ACCESS ROUTE OR IF SPECIFIED BY THE CITY. IF 11-FOOT TRAVEL LANES ARE REQUIRED, RIGHT-OF-WAY WIDTH SHALL BE INCREASED TO 65'.

4. CURB EXTENSIONS SHALL BE INCORPORATED INTO THE PARKING LANE AT INTERSECTIONS. CURB EXTENSIONS MAY BE INCORPORATED INTO THE PARKING LANE MID-BLOCK WHERE APPROPRIATE.

5. THE 6-FOOT MINIMUM CURBSIDE BUFFER ALLOWS SPACE FOR STREET TREES, LIGHTING, LANDSCAPING, STREET APPURTENANCES AND/OR STORMWATER MANAGEMENT FACILITIES. THE BUFFER CAN BE EXPANDED TO ALLOW ADDITIONAL SPACE IF NEEDED.

6. WHERE CURBSIDE BUFFER IS PRESENT, THE MINIMUM SIDEWALK WIDTH SHOWN IS A CLEAR ZONE THAT MUST BE FREE OF OBSTRUCTIONS. WHERE TREE WELLS ARE PROPOSED, THE CLEAR ZONE SHALL EXTEND FROM THE RIGHT-OF-WAY LINE TO A POINT 6 FEET FROM THE BACK OF CURB. MINIMUM ALLOWABLE WITH OF THE CLEAR ZONE IS 5 FEET.

7. CITY STANDARD STREET LIGHTS SHALL BE PROVIDED AT MAXIMUM 50-FOOT INTERVALS, STAGGERED ON BOTH SIDES OF STREET. AT THE DISCRETION OF THE CITY, SUPPLEMENTAL LIGHTING MAY BE REQUIRED AT INTERSECTIONS AND MID-BLOCK CROSSINGS TO ENHANCE VISIBILITY OF PEDESTRIANS.

8. THE BUFFERS MAY INCORPORATE STORMWATER MANAGEMENT FEATURES TO TREAT IMPERVIOUS ROADWAY SURFACES. DESIGNER MAY CHOOSE TO REVERSE THE TRADITIONAL CROSS SLOPE OF THE ROADWAY AND DRAIN TOWARD THE MEDIAN.

9. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RANSON AND WEST VIRGINIA DIVISION OF HIGHWAYS STANDARDS AND SPECIFICATIONS.

10. ALL UNPAVED AREAS WITHIN THE CITY RIGHT-OF-WAY SHALL RECEIVE A MINIMUM OF 6" OF TOPSOIL AND SOD.

11. ALL NEW CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL COMPLY WITH FEDERAL ACCESSIBILITY GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT.

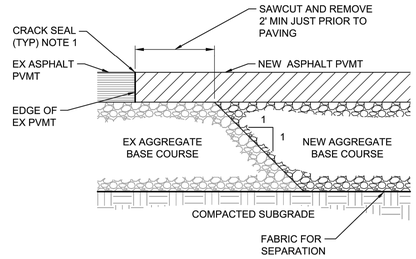
12. POSITION OF SIDEWALKS AND BUFFERS MAY BE REVERSED WHEN ADJACENT TO A PARKING LANE.

(TYPICAL SECTION APPLIES TO OASIS AVENUE, JOVIAL DRIVE, MYSTIC DRIVE & GALA STREET)
ADMINISTRATIVE WAIVER APPROVED BY CONSOLIDATE REVIEW COMMITTEE ON OCTOBER 30, 2024 AS DETAILED ON CRC REPORT DATED OCTOBER 31, 2024.

STREET WITH PARALLEL PARKING ON 2 SIDES, 25 MPH
(MODIFIED FOR ONE-WAY CROWN)

DETAIL NO. TS-03 MODIFIED

NOT TO SCALE

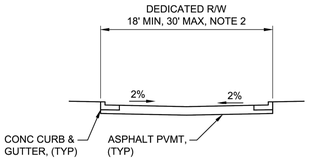


NOTES:

1. PAINT EDGE OF EX ASPHALT WITH TACK COAT PRIOR TO PAVING. CRACK SEAL JOINT AFTER PAVING OPERATION HAS BEEN COMPLETED.

NOT TO SCALE

	ASPHALT PAVEMENT CONNECTION CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
RANSON		PVT-03	1 OF 1	5/2023



NOTES:

1. ALLEYS ARE ALLOWABLE WITHIN THE T4O - GENERAL URBAN AND T5L AND T5 - URBAN CENTER DISTRICTS.

2. THE ENTIRE WIDTH OF THE RIGHT-OF-WAY MUST BE PAVED AND THE APPLICANT SHALL DEMONSTRATE THAT A TYPICAL RESIDENTIAL GARBAGE TRUCK CAN NAVIGATE INTO AND THROUGH PROPOSED ALLEYS

3. THE PAVEMENT SURFACE SHOULD BE GRADED TO A REVERSE CROWN TO PROMOTE POSITIVE DRAINAGE. THE CITY ENGINEER WILL CONSIDER OTHER DRAINAGE CONFIGURATIONS ON A CASE-BY-CASE BASIS.

4. WHERE CONNECTING ROADWAYS DO NOT HAVE CURB AND GUTTER, ALLEY CURB AND GUTTER MAY BE OMITTED AND THE PAVEMENT EXTENDED TO THE RIGHT-OF-WAY LINES.

5. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF RANSON AND WEST VIRGINIA DIVISION OF HIGHWAYS STANDARDS AND SPECIFICATIONS.

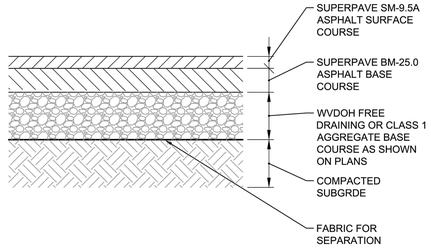
6. ALL UNPAVED AREAS WITHIN THE CITY RIGHT-OF-WAY SHALL RECEIVE A MINIMUM OF 6" OF TOPSOIL AND SOD.

7. ALL NEW CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL COMPLY WITH FEDERAL ACCESSIBILITY GUIDELINES OF THE AMERICANS WITH DISABILITIES ACT.

(TYPICAL SECTION APPLIES TO ALL ALLEYS WITHIN SUBDIVISION)

NOT TO SCALE

	PAVED ALLEY CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
RANSON		TS-05	1 OF 1	5/2023



MINIMUM PAVEMENT THICKNESS (NOTE 1)			
SURFACE COURSE	BASE COURSE	AGGREGATE BASE COURSE	SUBGRADE
1 1/2"	3"	6" CLASS 1 OR 4" FREE DRAINING	6"

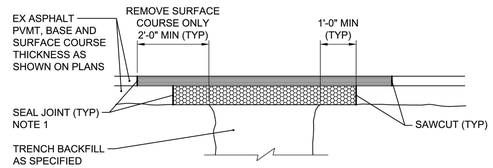
NOTES:

1. PAVEMENT SHALL BE DESIGNED IN ACCORDANCE WITH WVDOH DESIGN DIRECTIVES DD-644 AND DD-646 BASED ON ANTICIPATED TRAFFIC LOADING AND EVALUATION OF UNDERLYING SOILS BY A LICENSED GEOTECHNICAL ENGINEER.

2. THE PRESENCE OF FAULT LINES AND SOLUTION CHANNELS ASSOCIATED WITH KARST GEOLOGY MAY REQUIRE ADDITIONAL THICKENING OF PAVEMENT ELEMENTS OR OTHER MEASURES TO REINFORCE THE UNDERLYING SOILS PRIOR TO PAVEMENT CONSTRUCTION.

NOT TO SCALE

	ASPHALT PAVEMENT CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
RANSON		PVT-01	1 OF 1	5/2023



NOTES:

1. PAINT EDGE OF EX ASPHALT WITH TACK COAT PRIOR TO PAVING. CRACK SEAL SURFACE OF JOINT AFTER PAVING OPERATION HAS BEEN COMPLETED.

NOT TO SCALE

	ASPHALT PAVEMENT RESTORATION CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
RANSON		PVT-04	1 OF 1	5/2023

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

Site planning, design & Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

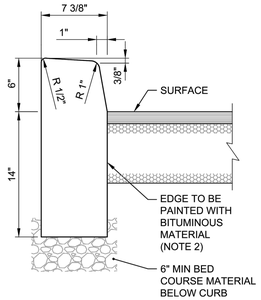
MICHAEL D. MEHAFFIE
REGISTERED
15851
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

PAVING DETAILS

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	4/18/2024
SCALE:	NONE
DRAWN BY:	DFL

SHEET P-10

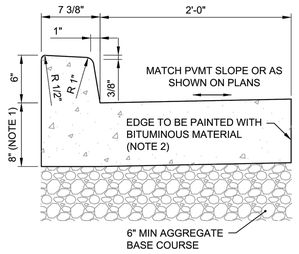


NOTES:

1. ALL CURB JOINTS SHALL BE MADE BY ACCEPTABLE FORMING METHODS.
2. DOES NOT APPLY WHEN ABUTTING CONCRETE PAVEMENT. INSTEAD A LONGITUDINAL JOINT WITH TIE BARS OR TIE BOLT ASSEMBLIES SHALL BE CONSTRUCTED AT THIS LOCATION. BARS OR BOLTS SHALL EXTEND THROUGH 1/2 THE WIDTH OF THE CONCRETE CURB.

NOT TO SCALE

RANSON	CONCRETE CURB POSTED SPEED ≤ 25 MPH CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
		CG-03	1 OF 1	5/2023

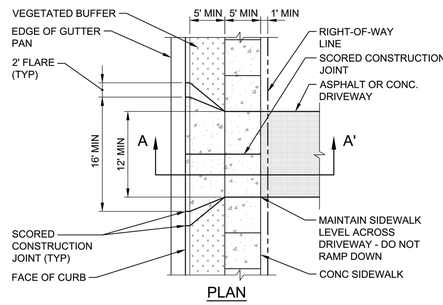


NOTES:

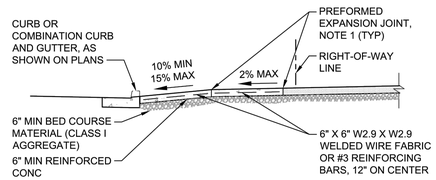
1. MATCH THICKNESS OF PAVEMENT WHEN ABUTTING CONCRETE PAVEMENT.
2. DOES NOT APPLY WHEN ABUTTING CONCRETE PAVEMENT. INSTEAD A LONGITUDINAL JOINT WITH TIE BARS OR TIE BOLT ASSEMBLIES SHALL BE CONSTRUCTED AT THIS LOCATION.
3. ALL CURB JOINTS SHALL BE MADE BY ACCEPTABLE FORMING METHODS.

NOT TO SCALE

RANSON	COMBINATION CURB AND GUTTER POSTED SPEED ≤ 25 MPH CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
		CG-01	1 OF 1	5/2023



PLAN



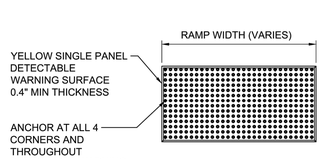
SECTION A-A'

NOTES:

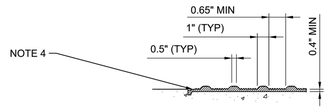
1. PROVIDE PREFORMED EXPANSION JOINT AT BACK OF CURB, GRADE BREAK AT FRONT OF SIDEWALK, AND WHERE APRON ABUTS CONC DRIVEWAY. FOR ASPHALT DRIVEWAY, OMIT EXPANSION JOINT AND COAT EDGE OF CONC APRON WITH BITUMINOUS MATERIAL.
2. ALL JOINTS SHALL BE MADE BY ACCEPTABLE FORMING METHODS.

NOT TO SCALE

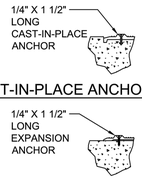
RANSON	RESIDENTIAL DRIVEWAY APRON CURB AND GUTTER SECTION CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
		DW-01	1 OF 1	5/2023



PLAN



TYPICAL SECTION



CAST-IN-PLACE ANCHOR DETAIL

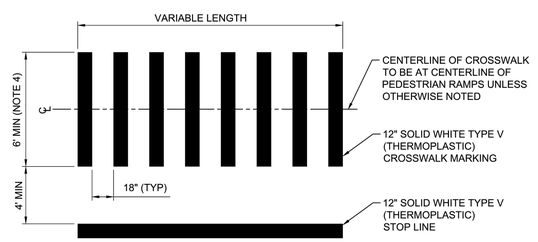
SURFACE ANCHOR DETAIL

NOTES:

1. PROPOSED DETECTABLE WARNING SURFACE AND PANEL ANCHORING PLAN SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO INSTALLATION.
2. CAST-IN-PLACE DETECTABLE WARNING PANELS ARE PREFERRED FOR NEW CONSTRUCTION. SURFACE ANCHOR PANELS MAY BE USED WHEN RETROFITTING EXISTING CURB RAMPS.
3. INSTALL DETECTABLE WARNING SURFACE PER MANUFACTURER'S INSTRUCTIONS.
4. FOR NEW CONSTRUCTION, DEPRESS CONCRETE UNDER DETECTABLE WARNING PANEL SO PANEL IS FLUSH WITH SURROUNDING CONCRETE. FOR RETROFIT INSTALLATIONS, PROVIDE DETECTABLE WARNING SURFACE WITH BEVELED EDGES TO ENSURE SURFACE DISCONTINUITY IS LESS THAN 0.25"

NOT TO SCALE

RANSON	DETECTABLE WARNING SURFACE CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
		SW-03	1 OF 1	5/2023



NOTES:

1. MAKE STRIPES PARALLEL TO CURB LINE OF STREET.
2. ALL CURB RAMPS (EXCLUDING ANY FLARED SIDES) MUST BE CONTAINED FULLY WITHIN THE CROSSWALK SERVED. ONE SIDE FLARE MUST ALIGN WITH BACK EDGE OF CROSSWALK IF CROSSWALK WIDTH IS GREATER THAN FIFTEEN FEET.
3. CROSSWALK MARKINGS SHALL BE INSTALLED WITH PREFORMED HEAT APPLIED THERMOPLASTIC OR LIQUID THERMOPLASTIC.
4. 6' MIN CROSSWALK WIDTH ONLY APPLIES WHEN RAMP IS ALIGNED WITH CROSSWALK DIRECTION OF TRAVEL. WHERE RAMP OR CROSSWALK IS SKEWED, WIDEN CROSSWALK TO ACCOMMODATE WHEELCHAIR TURNING SPACE AT BOTTOM OF RAMP. TURNING SPACE MAY NOT ENCROACH ON ADJACENT TRAVEL LANE(S).

NOT TO SCALE

RANSON	HIGH VISIBILITY CROSSWALK CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
		PM-01	1 OF 1	11/2023

FOUNDRY CENTRE
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PAVING DETAILS

REVISIONS		
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3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	4/18/2024
SCALE:	NONE
DRAWN BY:	DFL

SHEET P-11

FOUNDRY CENTRE

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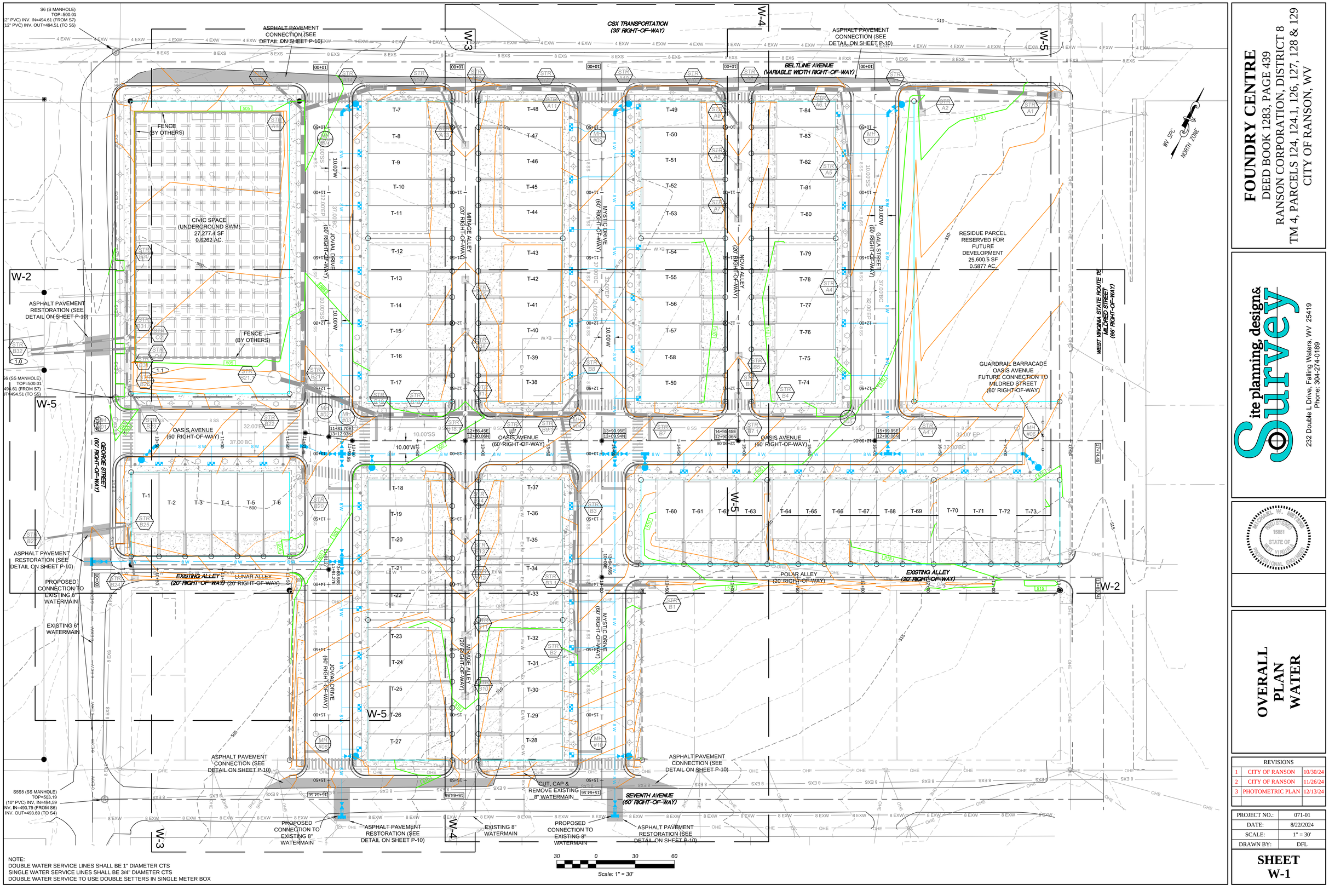


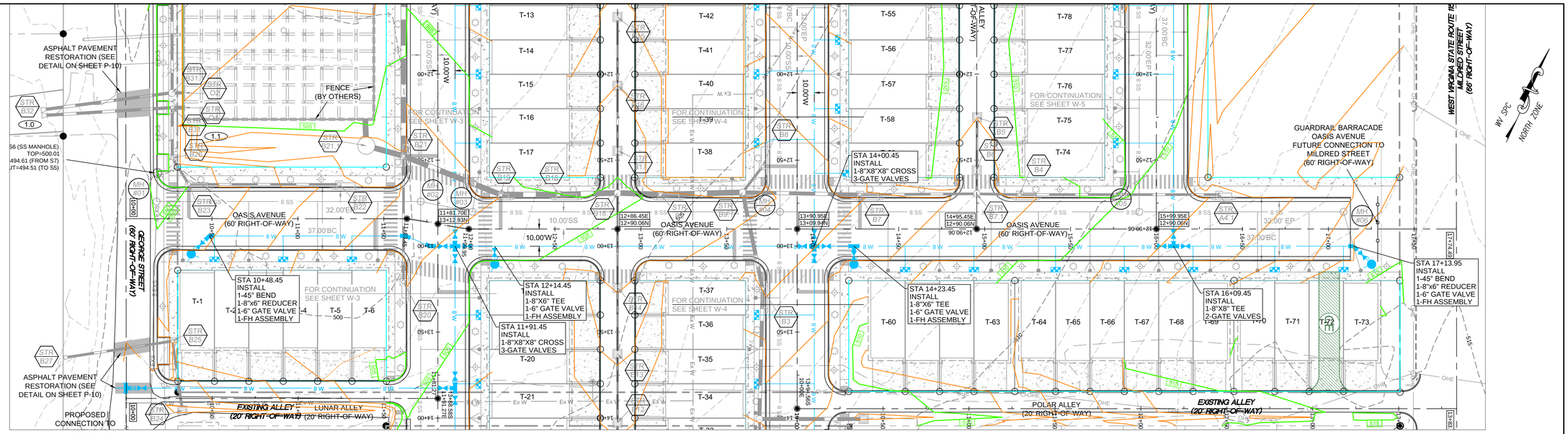
NOTE:
DOUBLE WATER SERVICE LINES SHALL BE 1" DIAMETER CTS
SINGLE WATER SERVICE LINES SHALL BE 3/4" DIAMETER CTS
DOUBLE WATER SERVICE TO USE DOUBLE SETTERS IN SINGLE METER BOX

OVERALL PLAN WATER

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	1" = 30'
DRAWN BY:	DFL

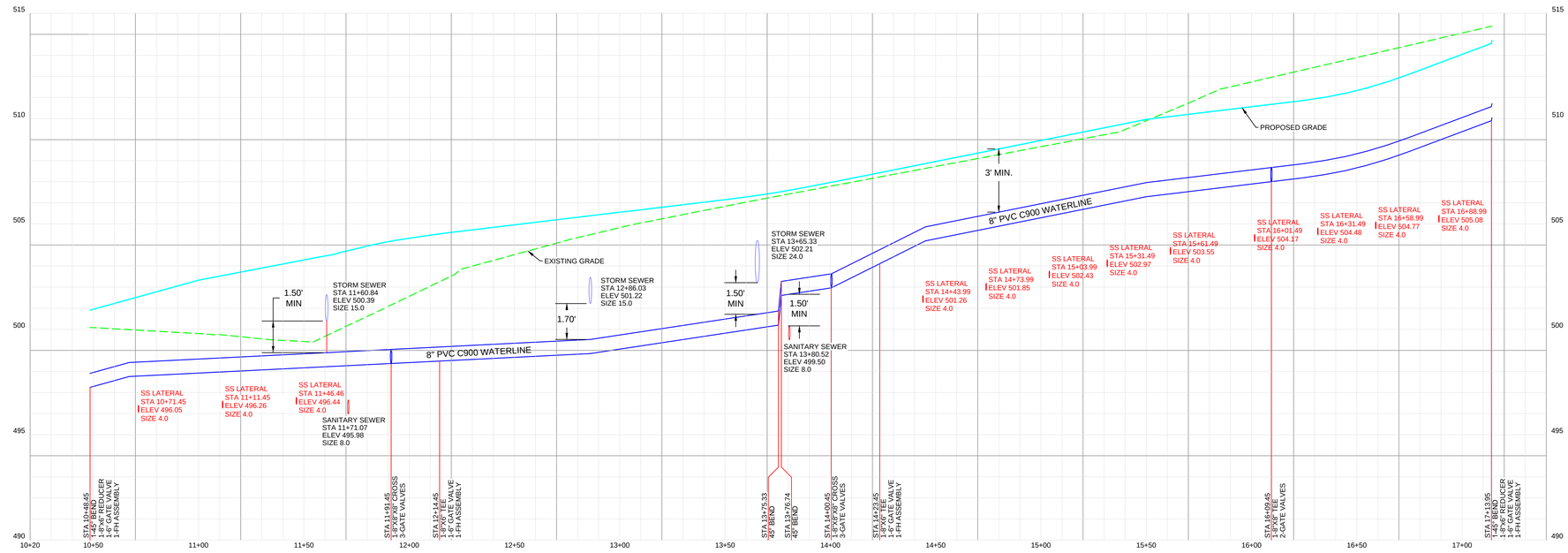
SHEET W-1



OASIS AVENUE WATERLINE

30 0 30 60

Scale: 1" = 30'



OASIS AVENUE WATERLINE

30 0 30 60 90 120

3 0 3 6 9 12

Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'

LEGEND

- 8 EXW — 8" WATERLINE EXISTING
- 8 W — 8" WATERLINE PROPOSED
- WATER METER VAULT
- DOUBLE WATER METER VAULT
- FIRE HYDRANT
- VALVE
- PIPE BEND
- PIPE TEE
- PIPE CROSS

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

Site planning, design& Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

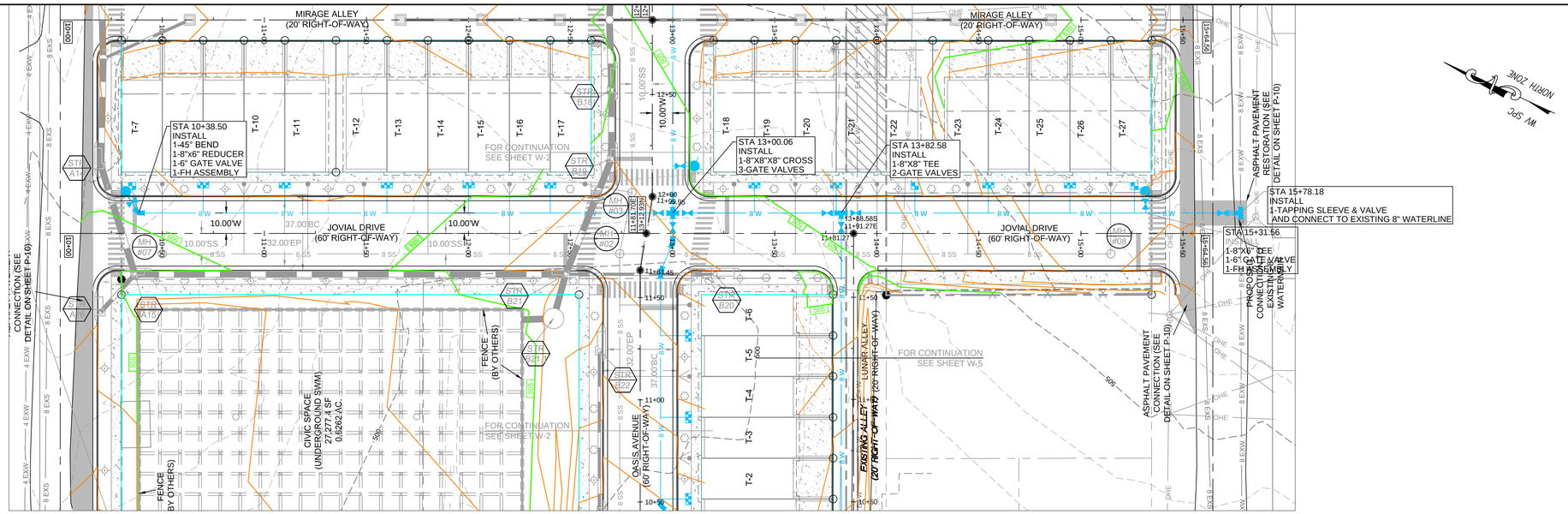
MICHAEL D. MEHNERT 15851 STATE OF WEST VIRGINIA PROFESSIONAL ENGINEER

OASIS AVENUE WATER PLAN & PROFILE

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	AS SHOWN
DRAWN BY:	DFL

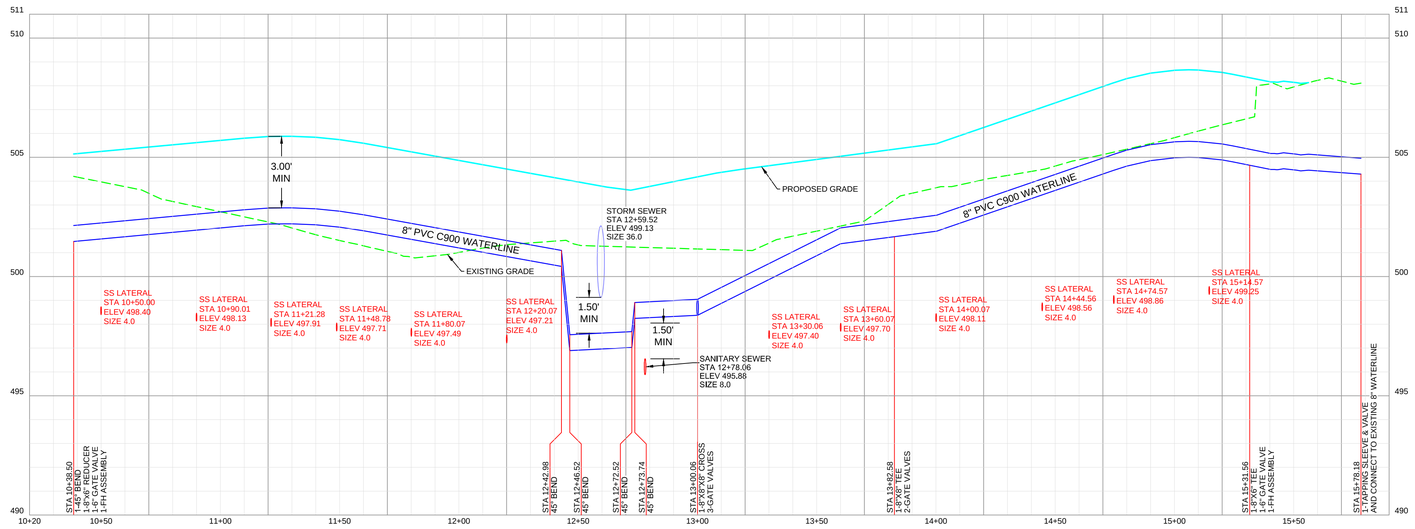
SHEET W-2



JOVIAL DRIVE WATERLINE

30 0 30 60

Scale: 1" = 30'



JOVIAL DRIVE WATERLINE

30 0 30 60 90 120

3 0 3 6 9 12

Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'

LEGEND

- 8 EXW — 8" WATERLINE EXISTING
- 8 W — 8" WATERLINE PROPOSED
- WATER METER VAULT
- DOUBLE WATER METER VAULT
- FIRE HYDRANT
- VALVE
- PIPE BEND
- PIPE TEE
- PIPE CROSS

FOUNDRY CENTRE
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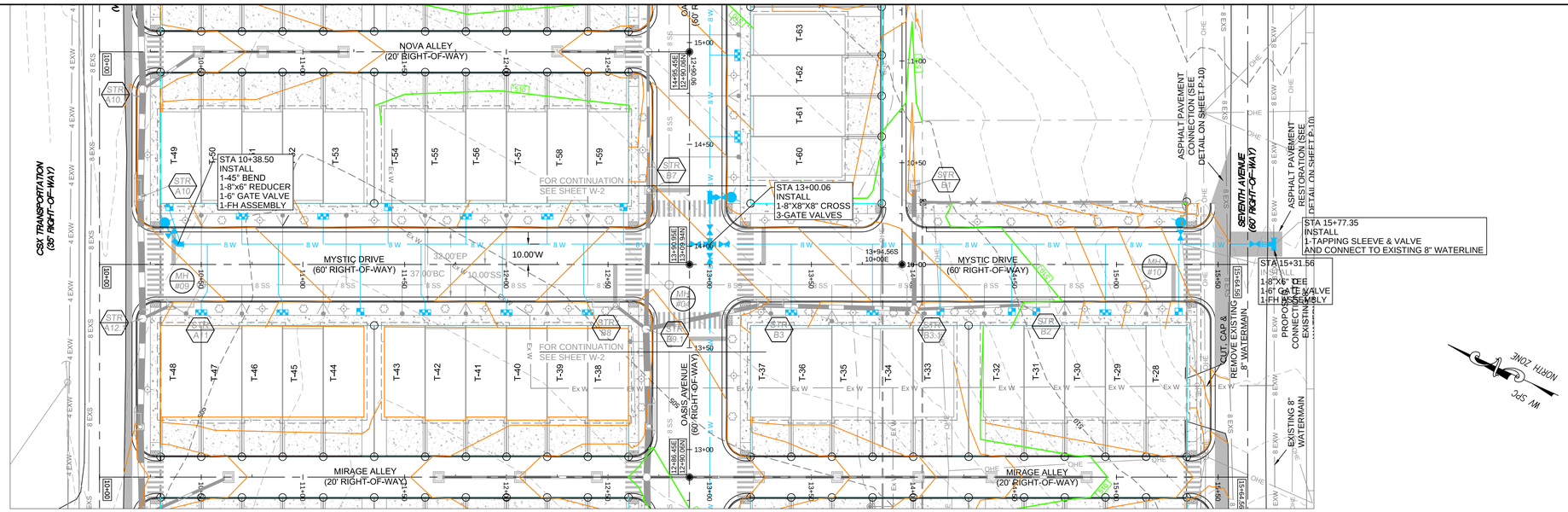
MICHAEL D. MERCER
REGISTERED
15851
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

JOVIAL DRIVE WATER PLAN & PROFILE

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	AS SHOWN
DRAWN BY:	DFL

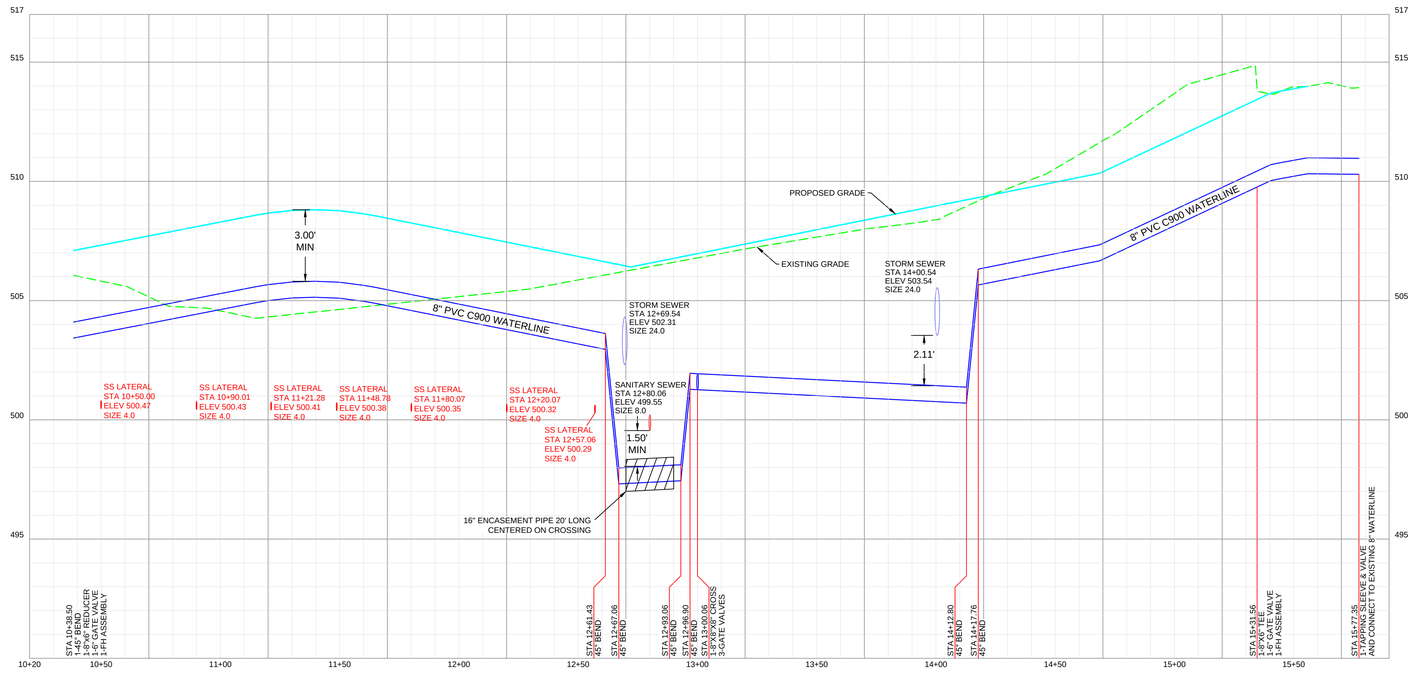
SHEET W-3



MYSTIC DRIVE WATERLINE

30 0 30 60

Scale: 1" = 30'



MYSTIC DRIVE WATERLINE

30 0 30 60 90 120

3 0 3 6 9 12

Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'

LEGEND

8 EXW	8" WATERLINE EXISTING
8 W	8" WATERLINE PROPOSED
	WATER METER VAULT
	DOUBLE WATER METER VAULT
	FIRE HYDRANT
	VALVE
	PIPE BEND
	PIPE TEE
	PIPE CROSS

FOUNDRY CENTRE
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CITY OF RANSON, WV

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Phone: 304-274-0189

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STATE OF
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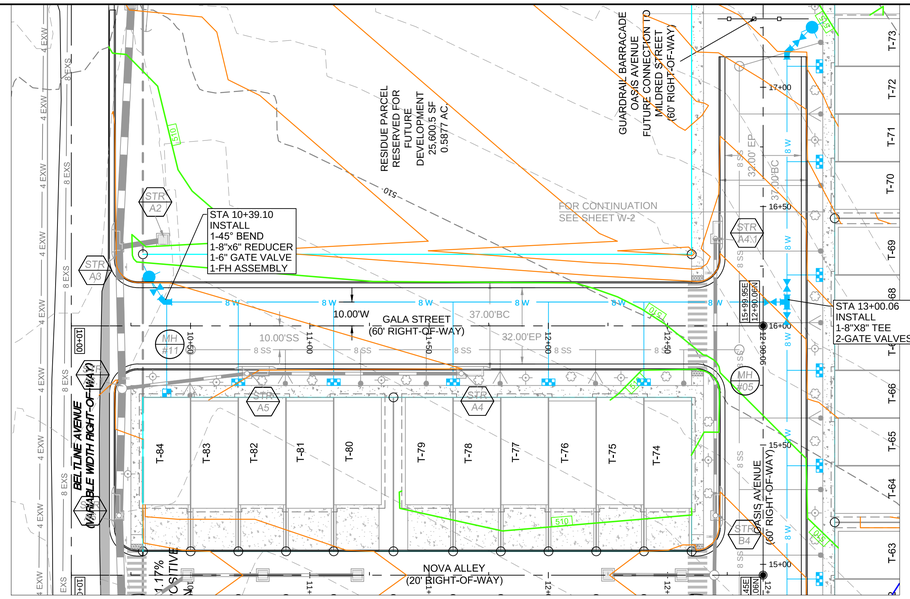
PROFESSIONAL ENGINEER

MYSTIC DRIVE WATER PLAN & PROFILE

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	AS SHOWN
DRAWN BY:	DFL

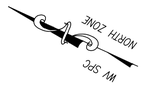
SHEET W-4

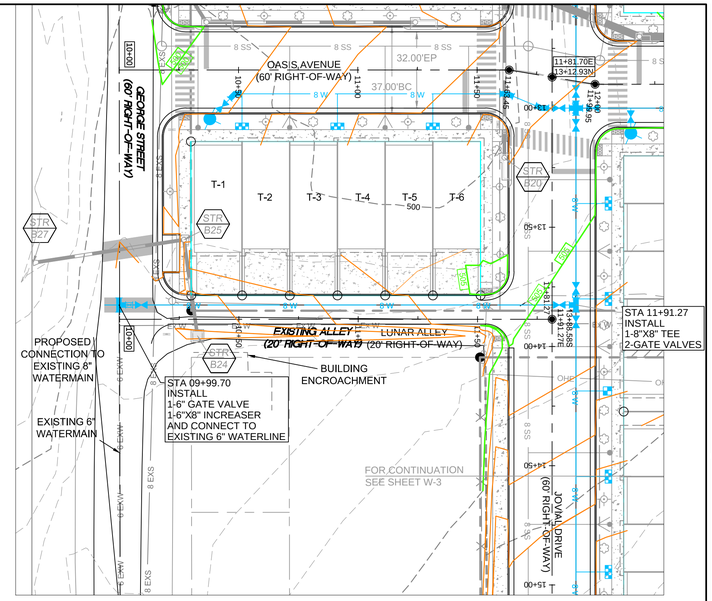


GALA STREET WATERLINE

30 0 30 60

Scale: 1" = 30'

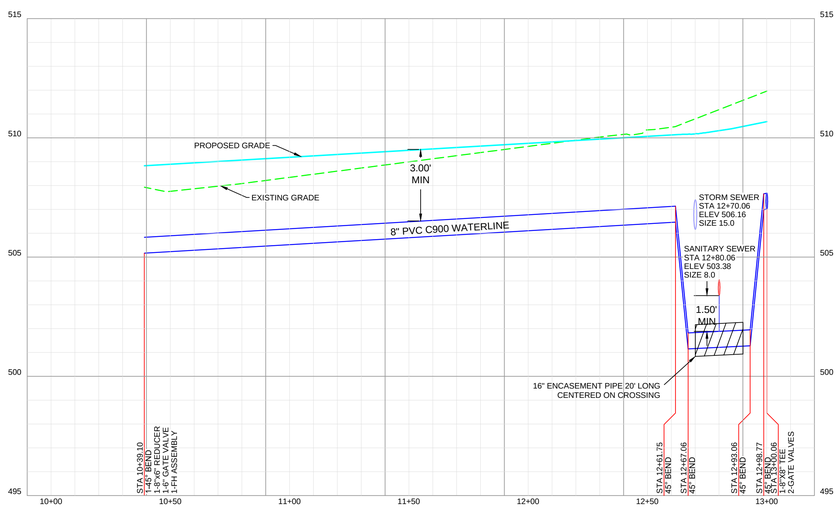




LUNAR ALLEY WATERLINE

30 0 30 60

Scale: 1" = 30'



GALA STREET WATERLINE

30 0 30 60 90 120

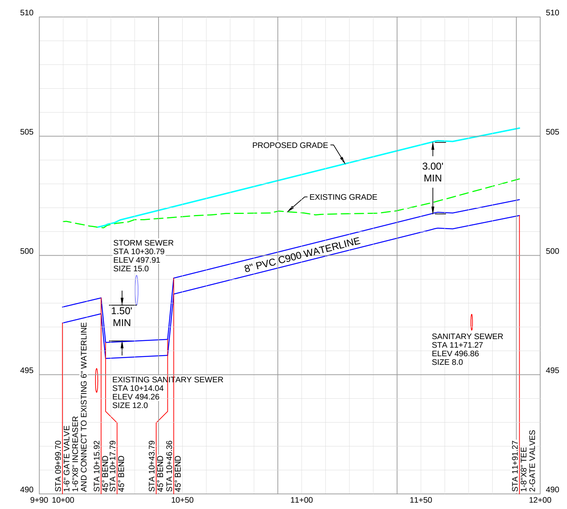
3 0 3 6 9 12

Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'

LEGEND

8 EXW	8" WATERLINE EXISTING
8 W	8" WATERLINE PROPOSED
	WATER METER VAULT
	DOUBLE WATER METER VAULT
	FIRE HYDRANT
	VALVE
	PIPE BEND
	PIPE TEE
	PIPE CROSS



LUNAR ALLEY WATERLINE

30 0 30 60 90 120

3 0 3 6 9 12

Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
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TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
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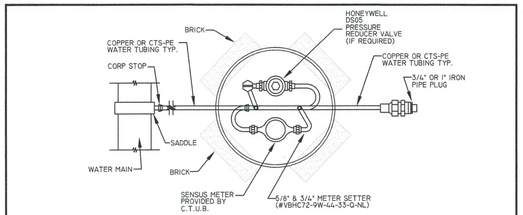
MICHAEL D. MERCER
REGISTERED
15851
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

GALA STREET/LUNAR ALLEY WATER PLAN & PROFILE

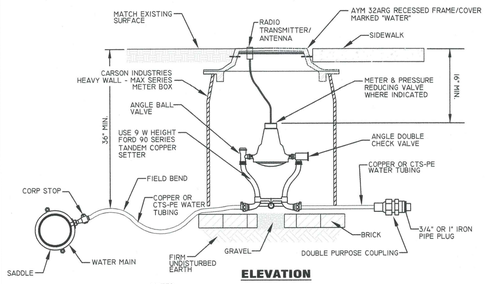
REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	AS SHOWN
DRAWN BY:	DFL

SHEET W-5



PLAN VIEW

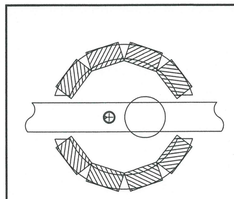


ELEVATION

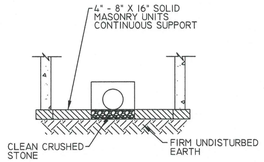
NOTES:

1. ALL BOLTS TO BE STAINLESS STEEL
2. CONNECT NEW METER SETTER TO EXISTING SERVICE LINES FOR LOCATIONS REQUIRING ONLY METER REPLACEMENT
3. PRESSURE REDUCING VALVE REQUIRED IF STATIC SYSTEM PRESSURES EXCEED 100 PSI.
4. ALL METERS TO BE SENSUS RADIO READ PLACED AT PROPERTY LINE.

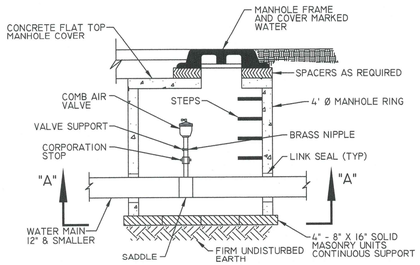
Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313	**METERED CONNECTION DETAIL**	Standard Detail No. **W-1** NOT TO SCALE APRIL 2015



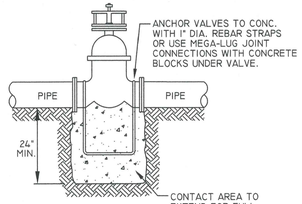
PLAN



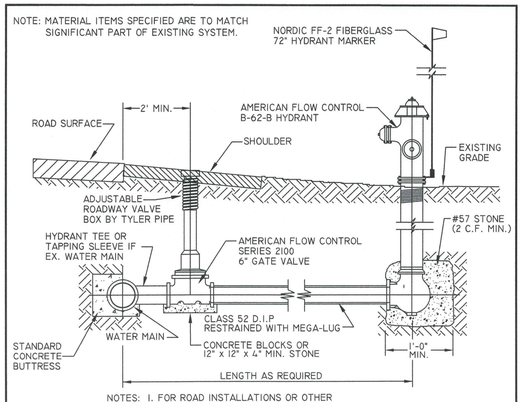
SECTION A - A



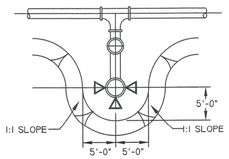
Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313	**AIR RELEASE & VALVE DETAIL**	Standard Detail No. **W-2** NOT TO SCALE APRIL 2015



Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313	**WATER VALVES DETAIL**	Standard Detail No. **W-3** NOT TO SCALE APRIL 2015

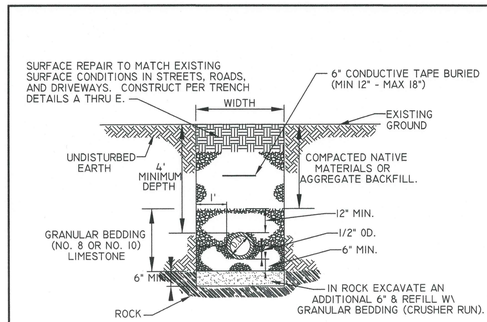


NOTES: 1. FOR ROAD INSTALLATIONS OR OTHER INTERFERENCES VALVE LOCATION MAY VARY.
2. VALVE BOX TO BE SET PLUMB AND CENTERED ON VALVE.



BANK CUTTING DETAIL

Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313	**FIRE HYDRANT WITH TAPPING SLEEVE AND VALVE DETAIL**	Standard Detail No. **W-5** NOT TO SCALE APRIL 2015

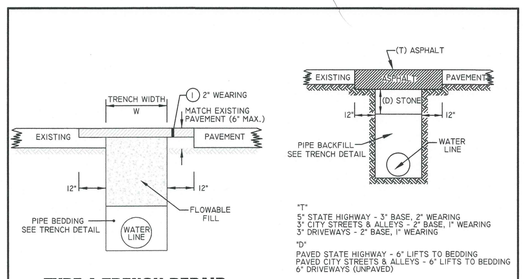


WATER LINE TRENCH

NOTES:

1. W = MAXIMUM PERMISSIBLE TRENCH WIDTH, BASED UPON, W = O.D. + 24", UNLESS APPROVED BY THE ENGINEER.
2. TRENCHES TO BE SHEETED AND BRACED AS REQUIRED.
3. PROVIDE BEARING FOR FULL LENGTH OF BARREL, DIG HOLES FOR THE BELL.
4. BACKFILL TO BE COMPACTED IN 6" LAYERS TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE (+2%) IN ROADS AND STREETS. COMPACT TO MATCH EXISTING GROUND IN OTHER AREAS.
5. MAINTAIN MINIMUM OF 4' OF COVER TO THE TOP OF PIPE.
6. A CASING PIPE SHALL BE REQUIRED IN ROAD CROSSINGS WHERE SHOWN ON PLANS
7. ALL WATER LINES REQUIRE PERMIT FROM APPLICABLE REGULATORY ENTITIES. PERMIT REQUIREMENTS SUPERCEDE WHAT IS SHOWN ON THIS DETAIL.

Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313	**WATER LINE TRENCH DETAIL**	Standard Detail No. **W-9** NOT TO SCALE APRIL 2015

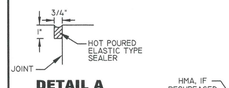


"T"
5" STATE HIGHWAY - 3" BASE, 2" WEARING
3" CITY STREETS & ALLEYS - 2" BASE, 1" WEARING
3" DRIVEWAYS - 2" BASE, 1" WEARING

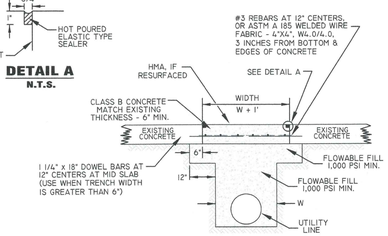
"D"
PAVED STATE HIGHWAY - 6" LIFTS TO BEDDING
PAVED CITY STREETS & ALLEYS - 6" LIFTS TO BEDDING
6" DRIVEWAYS (UNPAVED)

TYPE A TRENCH REPAIR ASPHALT PAVEMENT W/ FLOWABLE FILL

TYPE B TRENCH REPAIR ASPHALT PAVEMENT



DETAIL A
N.T.S.



TYPE D TRENCH REPAIR CONCRETE SIDEWALK OR DRIVEWAY TRENCH REPAIR

Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 • Fax: (304) 725-4313	**TYPES A, B, & D TRENCH REPAIR DETAILS**	Standard Detail No. **W-10** NOT TO SCALE APRIL 2015

FOUNDRY CENTRE
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CITY OF RANSON, WV

Site planning, design& Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

COMMONWEALTH OF KENTUCKY
REGISTERED
15851
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

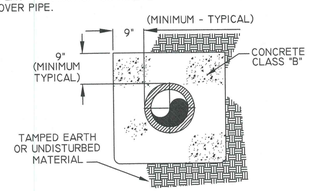
WATERLINE DETAILS

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	4/18/2024
SCALE:	NONE
DRAWN BY:	DFL

SHEET W-6

NOTE: FOR STREAM CROSSING, PLACE 12" MINIMUM CONCRETE OVER PIPE.



SECTIONAL ELEVATION

Charles Town Utility Board
832 S. George Street, P.O. Box 359, Charles Town, WV 25414
Phone: (304) 725-2316 • Fax: (304) 725-4313

CONCRETE ENCASEMENT DETAIL

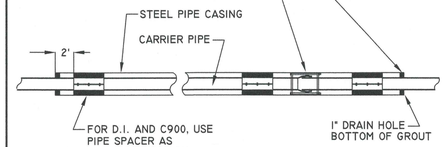
Standard Detail No. **W-12**
NOT TO SCALE
APRIL 2015

CASING SCHEDULE FOR C900, DI, OR DI TR FLEX RESTRAINED JT 350 PSI		
CARRIER PIPE DIA. (IN.)	MIN. CASING PIPE DIA. (IN.)	NOM. WALL THICKNESS
4	10	0.313
6	12	0.313
8	16	0.313
10	18	0.375
12	20	0.375

NOTE: SDR 35 PVC, CASING FOR 4" CARRIER IS 12" DIA. AND FOR 6" CARRIER IS 16" DIA. OTHER SIZE SDR 35 ARE SAME AS ABOVE. STEEL CASING SHALL BE USED WITH SPECIFIED MINIMUM YIELD STRENGTH OF AT LEAST 35,000 PSI.

FOR C900 OR D.I. FORCEMAIN, USE EBBA 1500 TD OR UNFLANGE 1390 SERIES TYPICAL AT EACH JOINT. FOR SDR 35 PVC, USE FORD UFRCS 1390 HARNESS RESTRAINT WITH SPACERS.

GROUT ENDS OF CASING CLOSED OR USE RUBBER BOOT END CLOSURE CASCADE STYLE CCES OR EQUAL.



Charles Town Utility Board
832 S. George Street, P.O. Box 359, Charles Town, WV 25414
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PIPE CASING DETAIL

Standard Detail No. **W-14**
NOT TO SCALE
APRIL 2015

FOUNDRY CENTRE
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TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

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Phone: 304-274-0189

MICHAEL D. MEHAFFEY
REGISTERED
15851
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

WATERLINE DETAILS

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	4/18/2024
SCALE:	NONE
DRAWN BY:	DFL

SHEET W-7

FOUNDRY CENTRE

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CITY OF RANSON, WV

Site planning, design& Survey
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Phone: 304-274-0189

DANIEL W. MATTHEWS
LICENSED
15851
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

OVERALL PLAN SANITARY SEWER

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	1" = 30'
DRAWN BY:	DFL

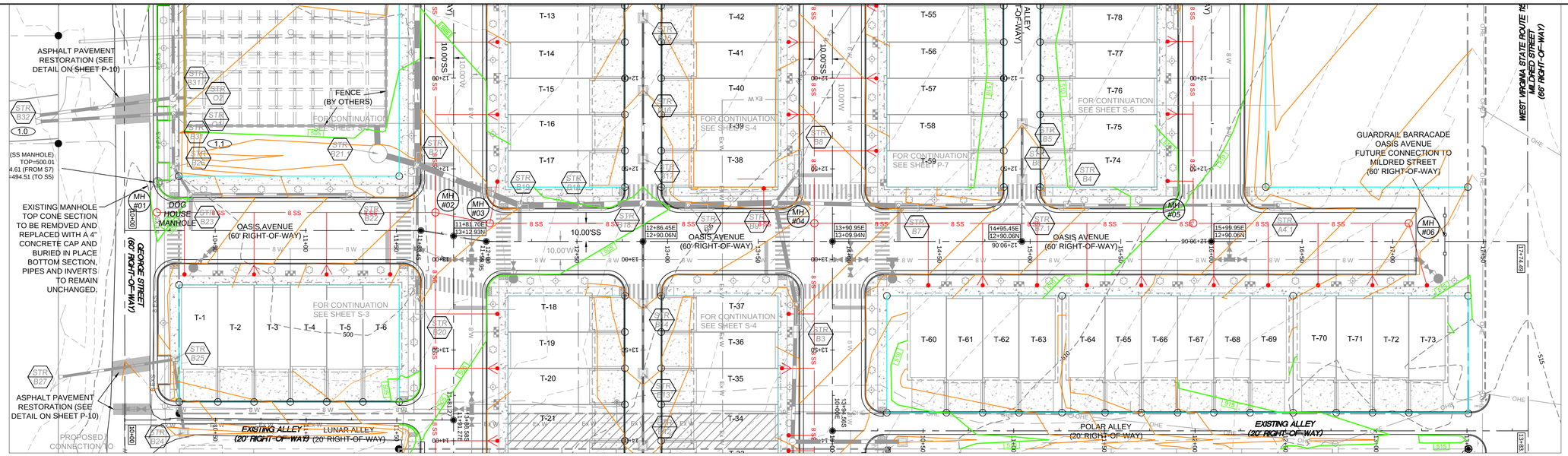
SHEET S-1

LEGEND

- 8 SS — 8" SANITARY SEWER
- SANITARY SEWER MANHOLE
- SEWER SERVICE LATERAL
- DOUBLE SEWER SERVICE LATERAL
- MH #01 — MANHOLE STRUCTURE LABEL

NOTE:
DOUBLE SEWER SERVICE LATERALS SHALL BE 6" DIAMETER SDR35
SINGLE SEWER SERVICE LATERALS SHALL BE 4" DIAMETER SDR35

30 0 30 60
Scale: 1" = 30'



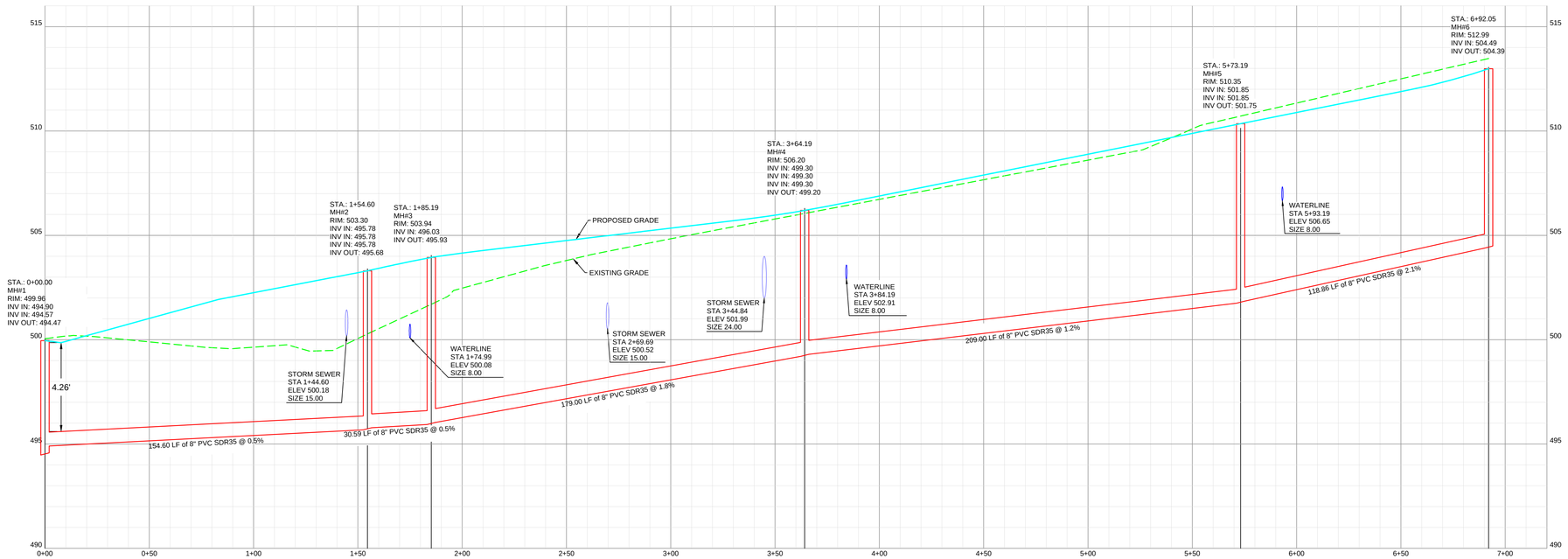
OASIS AVENUE MH#1 TO MH #6

30 0 30 60

Scale: 1" = 30'

LEGEND

- 8 SS — 8" SANITARY SEWER
- SANITARY SEWER MANHOLE
- SEWER SERVICE LATERAL
- DOUBLE SEWER SERVICE LATERAL
- MH #01 — MANHOLE STRUCTURE LABEL



OASIS AVENUE MH#1 TO MH #6

30 0 30 60 90 120

3 0 3 6 9 12

Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

Site planning, design& Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

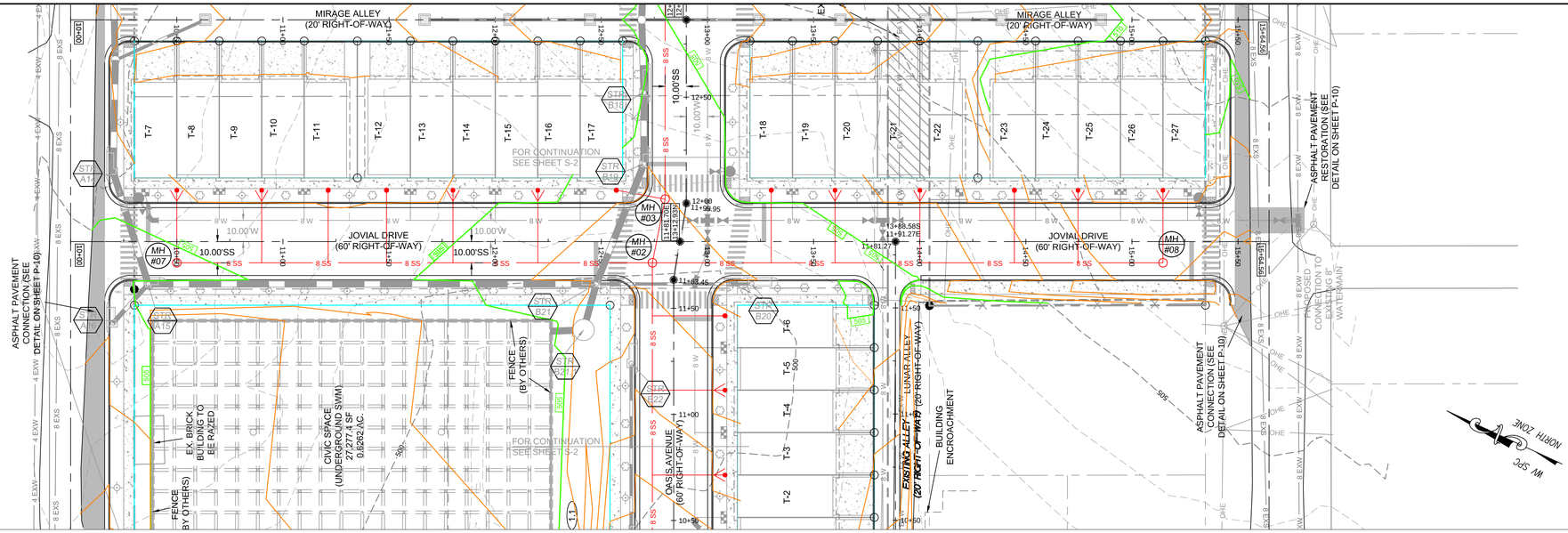
MICHAEL W. MOSS
REGISTERED
15851
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

OASIS AVENUE SANITARY SEWER PLAN & PROFILE

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	AS SHOWN
DRAWN BY:	DFL

SHEET S-2

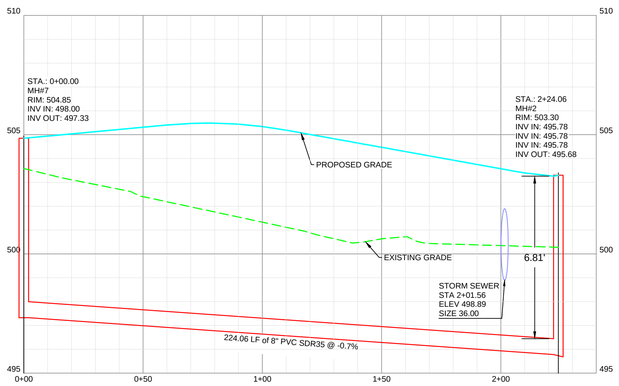


JOVIAL DRIVE MH#7 TO MH #2 & MH #2 TO MN #8

30 0 30 60

Scale: 1" = 30'

LEGEND	
8 SS	8" SANITARY SEWER
	SANITARY SEWER MANHOLE
	SEWER SERVICE LATERAL
	DOUBLE SEWER SERVICE LATERAL
MH #01	MANHOLE STRUCTURE LABEL



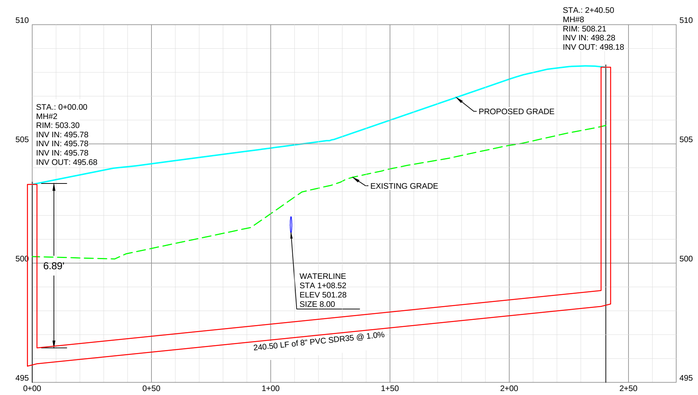
JOVIAL DRIVE MH#7 TO MH #2

30 0 30 60 90 120

3 0 3 6 9 12

Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'



JOVIAL DRIVE MH #2 TO MN #8

30 0 30 60 90 120

3 0 3 6 9 12

Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
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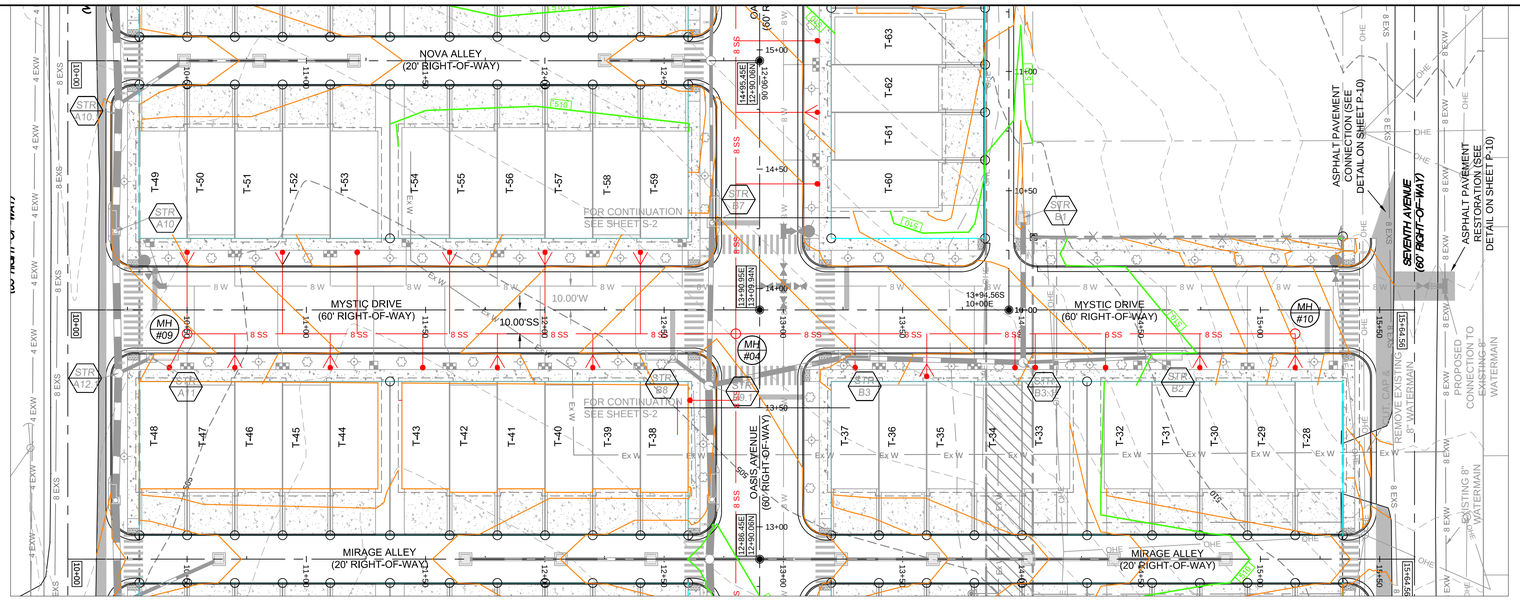
MICHAEL W. MAYHEW
15851
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

JOVIAL DRIVE SANTARY SEWER PLAN & PROFILE

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	AS SHOWN
DRAWN BY:	DFL

SHEET S-3



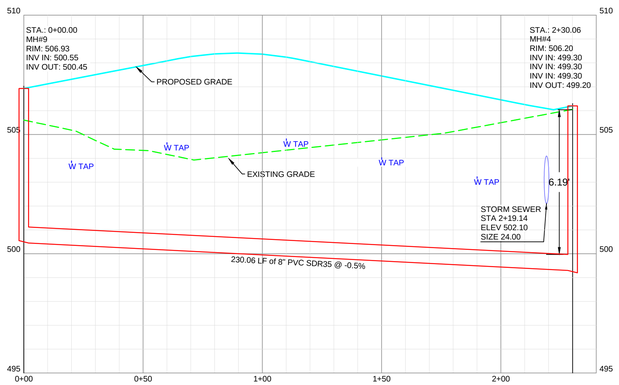
MYSTIC DRIVE *MH#9 TO MH #4 & MH #4 TO MN #10*

30 0 30 60

Scale: 1" = 30'

LEGEND

- 8 SS — 8" SANITARY SEWER
- SANITARY SEWER MANHOLE
- SEWER SERVICE LATERAL
- DOUBLE SEWER SERVICE LATERAL
- MH #01 — MANHOLE STRUCTURE LABEL



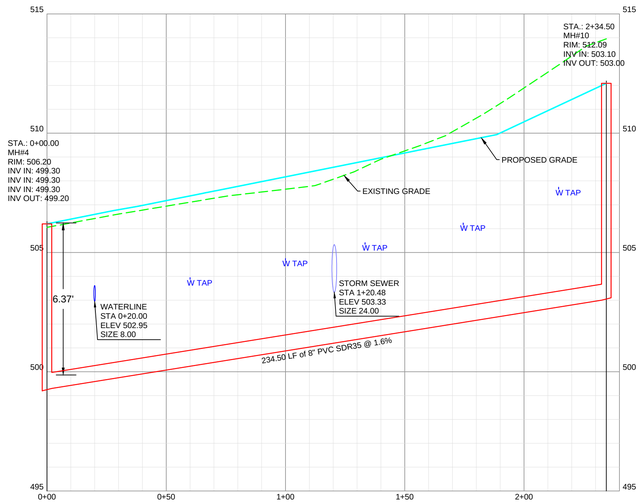
MYSTIC DRIVE *MH#9 TO MH #4*

30 0 30 60 90 120

3 0 3 6 9 12

Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'



MYSTIC DRIVE *MH #4 TO MN #10*

30 0 30 60 90 120

3 0 3 6 9 12

Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'

FOUNDRY CENTRE

DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
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Phone: 304-274-0189

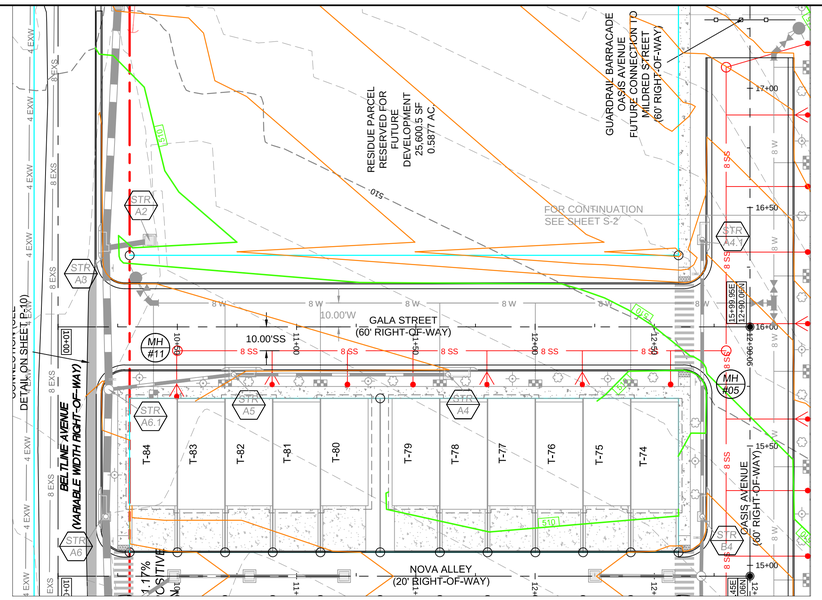
MICHAEL D. MERCER
REGISTERED
15851
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

MYSTIC DRIVE SANITARY SEWER PLAN & PROFILE

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	AS SHOWN
DRAWN BY:	DFL

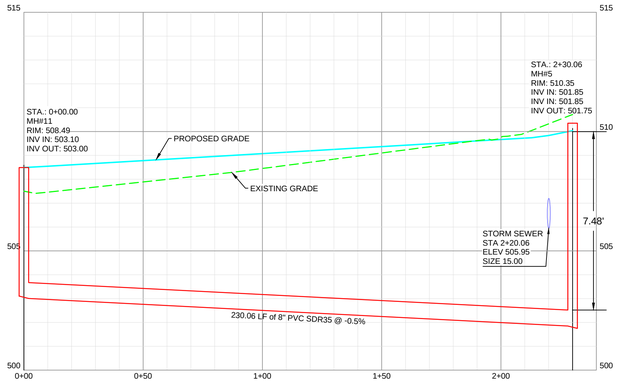
SHEET S-4



GALA STREET *MH#11 TO MH #5*

30 0 30 60

Scale: 1" = 30'



GALA STREET *MH#11 TO MH #5*

30 0 30 60 90 120

3 0 3 6 9 12

Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'

LEGEND

8 SS	8" SANITARY SEWER
	SANITARY SEWER MANHOLE
	SEWER SERVICE LATERAL
	DOUBLE SEWER SERVICE LATERAL
MH #01	MANHOLE STRUCTURE LABEL

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
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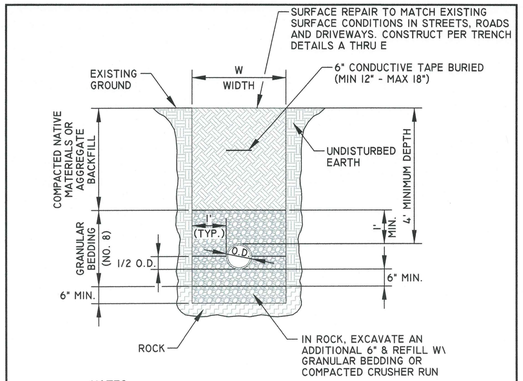
GALA STREET
SANITARY SEWER
PLAN & PROFILE

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	AS SHOWN
DRAWN BY:	DFL

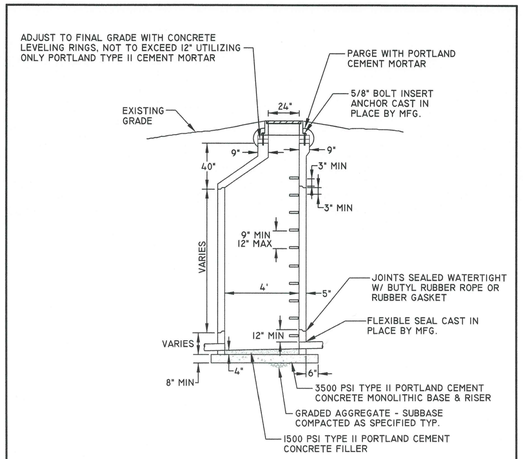
SHEET
S-5



NOTES:

1. W = MAXIMUM PERMISSIBLE TRENCH WIDTH, BASED UPON, W = O.D. + 24", UNLESS APPROVED BY THE ENGINEER.
2. TRENCHES TO BE SHEETED AND BRACED AS REQUIRED.
3. PROVIDE BEARING FOR FULL LENGTH OF BARREL, DIG HOLES FOR THE BELL.
4. BACKFILL ON SIDES TO I/2 O.D. OF PIPE TO HOLD PIPE IN PLACE PRIOR TO PLACING ADDITIONAL BEDDING.
5. BACKFILL TO BE COMPACTED IN 6" LAYERS TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE (+2%) IN ROADS AND STREETS. COMPACT TO MATCH EXISTING GROUND IN OTHER AREAS.
6. MAINTAIN MINIMUM OF 4' OF COVER TO THE TOP OF PIPE.
7. A CASING PIPE SHALL BE REQUIRED IN ROAD CROSSINGS WHERE SHOWN ON PLANS
8. ALL WATER LINES REQUIRE PERMIT FROM APPLICABLE REGULATORY ENTITIES. PERMIT REQUIREMENTS SUPERCEDE WHAT IS SHOWN ON THIS DETAIL.

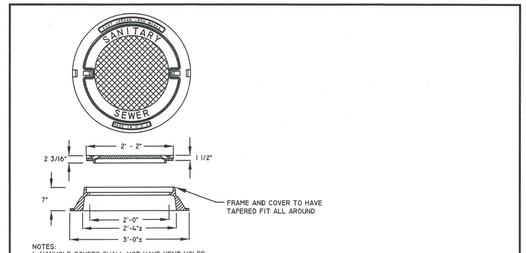
Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 •Fax: (304) 725-4313	SEWER LINE TRENCH DETAIL	Standard Detail No. S-1 NOT TO SCALE SEPTEMBER 2015



NOTES:

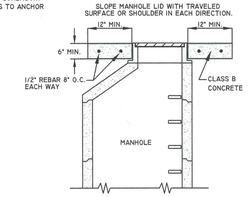
1. PRECAST MANHOLE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C 478 UTILIZING TYPE II PORTLAND CEMENT. 3500 PSI MIX MINIMUM.
2. 0.1' FALL TYPICAL INVERT IN TO INVERT OUT OR MATCH CROWNS FOR DIFFERING PIPE DIAMETERS.
3. COMPLETE MANHOLE SHALL PASS VACUUM TEST PRIOR TO ACCEPTANCE.

Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 •Fax: (304) 725-4313	PRECAST MANHOLE W/ ECCENTRIC TOP DETAIL	Standard Detail No. S-6 NOT TO SCALE SEPTEMBER 2015



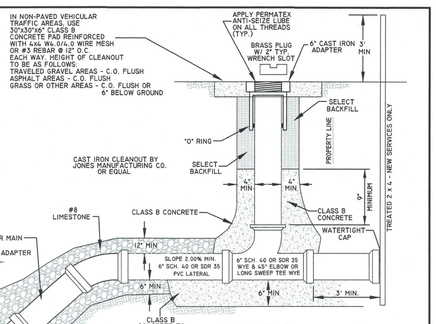
NOTES:
1. MANHOLE COVERS SHALL NOT HAVE VENT HOLES
2. AVERAGE WEIGHT IS 400 LBS
3. DIMENSIONS ABOVE ARE FOR EAST JORDAN IRONWORKS PRODUCTS
4. APPROVED SUPPLIERS:
   EAST JORDAN IRON WORKS
   HIGHWAY: FRAME - PROD. NO. 1045Z UNDIPPED
   COVER - PROD. NO. 1040A UNDIPPED, SELF SEALING
   FRAME & COVER - PROD. NO. 1045AGS UNDIPPED, SELF SEALING
   WATERTIGHT: FRAME & COVER PROD. NO. 1045ZPT/1010APT, UNDIPPED
   NEENAH
   HIGHWAY: FRAME & COVER R-1642, UNDIPPED, SELF SEALING
   WATERTIGHT: FRAME & COVER R-1916, UNDIPPED
5. FRAME AND COVER TO COMPLY WITH ASTM A48, CLASS 30 TENSILE STRENGTH.
6. USE THREADED STAINLESS STEEL STANDARD HEXAGON HEAD BOLTS TO ANCHOR FRAME AND COVER TO MANHOLE.

MANHOLE FRAME AND COVER

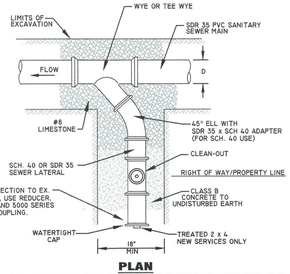


ANCHOR DETAIL FOR FRAME & COVER IN PAVED ROAD SURFACE AREAS AND SHOULDERS OF ROAD

Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 •Fax: (304) 725-4313	MANHOLE FRAME & COVER ANCHOR FOR FRAME & COVER DETAIL	Standard Detail No. S-7 NOT TO SCALE SEPTEMBER 2015

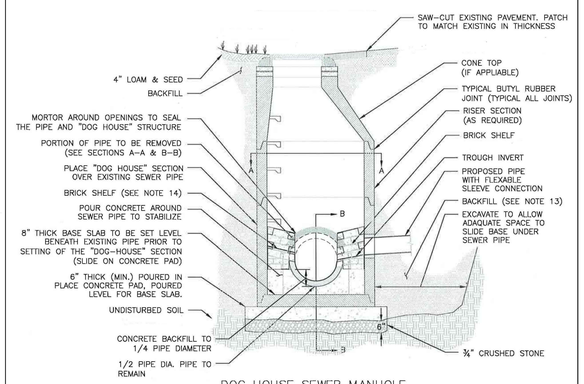


ELEVATION

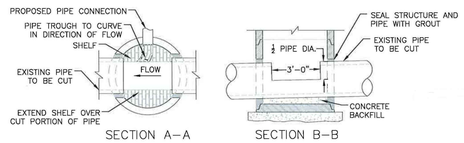


PLAN

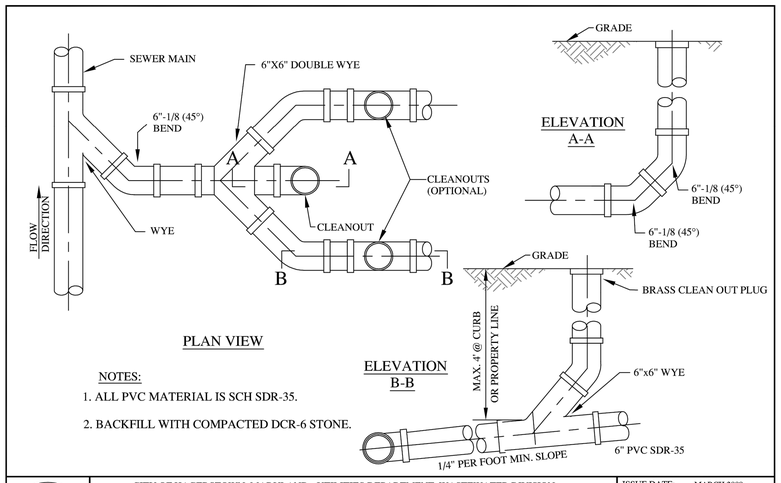
Charles Town Utility Board 832 S. George Street, P.O. Box 359, Charles Town, WV 25414 Phone: (304) 725-2316 •Fax: (304) 725-4313	NEW LATERAL CONNECTION DETAIL	Standard Detail No. S-13 NOT TO SCALE SEPTEMBER 2015



DOG HOUSE SEWER MANHOLE



SECTION A–A SECTION B–B



NOTES:

1. ALL PVC MATERIAL IS SCH SDR-35.
2. BACKFILL WITH COMPACTED DCR-6 STONE.

CITY OF HAGERSTOWN, MARYLAND - UTILITIES DEPARTMENT, WASTEWATER DIVISION		
DOUBLE WYE HOUSE CONNECTION	ISSUE DATE: MARCH 2009 REVISIONS	DETAIL WW114

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

Site planning, design& Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

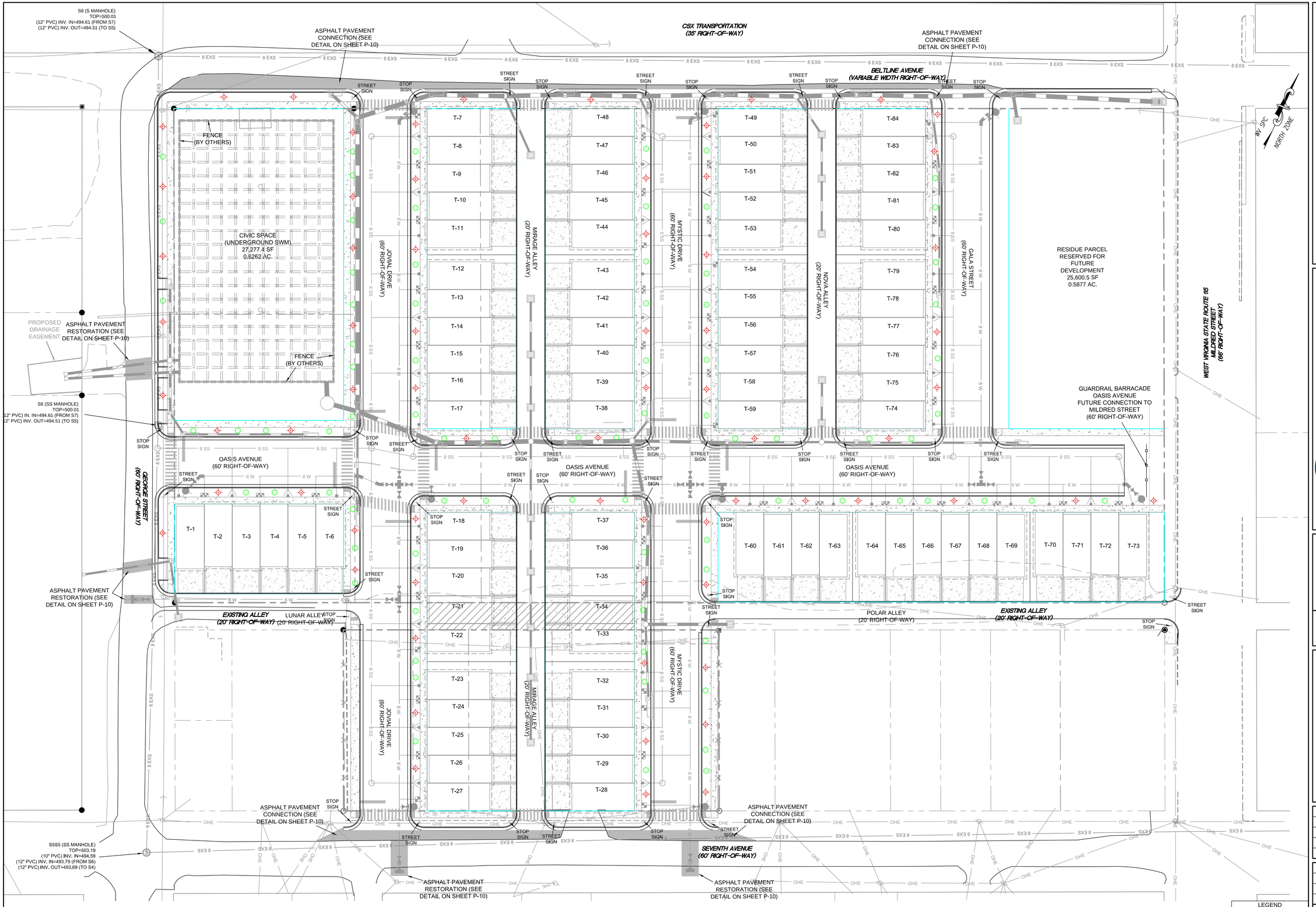
COMMONWEALTH OF VIRGINIA REGISTERED 15851 STATE OF VIRGINIA PROFESSIONAL ENGINEER

SANITARY SEWER DETAILS

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	4/18/2024
SCALE:	NONE
DRAWN BY:	DFL

SHEET S-6



NOTE: ALL TREES, SHRUBERY AND OTHER PLANTINGS THAT FAIL TO SURVIVE A PERIOD OF 12 MONTHS FOLLOWING AS-BUILT CERTIFICATION SHALL BE REPLACED BY THE BUILDER AT NO COST OR EXPENSE TO THE CITY. SAID REPLACEMENT SHALL BE WITHIN A TIME AGREED UPON BY THE PLANNING COMMISSION OR ITS REPRESENTATIVE AS OUTLINED IN THE PUBLIC IMPROVEMENT AGREEMENT.

STREET TREE SPACING - 30' O.C.
TOTAL STREET TREES - 95
STREET LIGHT SPACING - 50' O.C.
TOTAL STREET LIGHTS - 71

LEGEND
STREET LIGHT
STREET TREE
STOP SIGN
STREET SIGN

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

Site planning, design& Survey
232 Double L Drive, Falling Waters, WV 25419
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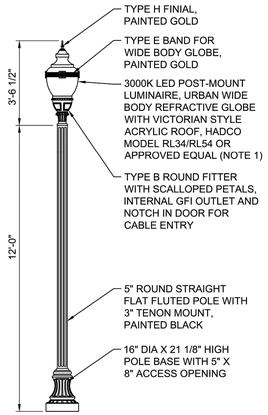
MICHAEL W. MESSENGER
REGISTERED
15851
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

LANDSCAPING, LIGHTING & SIGNAGE PLAN

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	1" = 30'
DRAWN BY:	DFL

SHEET L-1

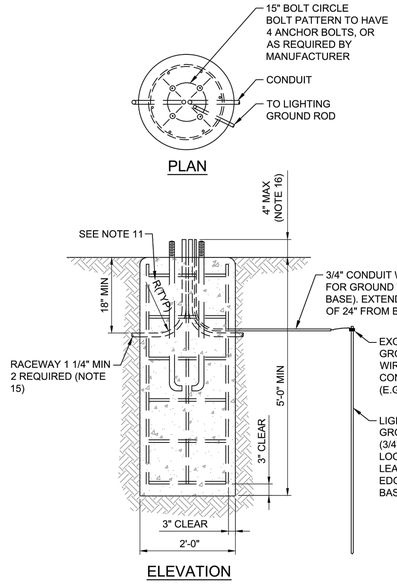


NOTES:

1. PROVIDE TYPE III (RL34) OR TYPE V (RL54) LIGHT DISTRIBUTION AS SHOWN ON PLANS. PROVIDE TYPE V DISTRIBUTION WHERE REQUIRED TO PREVENT LIGHT SPILLOVER ONTO ADJACENT RESIDENTIAL USES.
2. SEE DETAIL LT-04 FOR LIGHT POLE FOUNDATION. DIRECT BURIAL NOT ALLOWED.
3. PROVIDE FIELD ADJUSTMENT SWITCH TO ALLOW THE CITY TO ADJUST ILLUMINATION LEVEL AFTER INSTALLATION. WHERE NEW LIGHTING IS TO BE INSTALLED ON A SEPARATE CIRCUIT, FIELD ADJUSTMENT SWITCH MAY BE LOCATED ON LIGHTING CONTROLLER. WHERE NEW LIGHTING IS TO BE ADDED TO AN EXISTING CIRCUIT, PROVIDE A FIELD ADJUSTMENT SWITCH ON EACH NEW POLE.

NOT TO SCALE

RESIDENTIAL POST-TOP STREETLIGHT CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
	LT-01	1 OF 1	11/2023

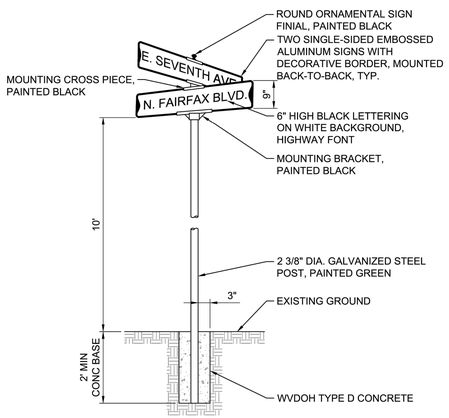


NOTES:

1. ALL EXPOSED CONCRETE SHALL HAVE A NORMAL FINISH.
2. ALL OUTSIDE CONCRETE CORNERS AND EDGES SHALL HAVE A 3/4 " CHAMFER.
3. CONCRETE TO BE RODDED OR VIBRATED WHILE POURING.
4. ALL CONCRETE SHALL BE WVDOH CLASS "B".
5. REINFORCING STEEL SHALL NOT BE CLOSER THAN 3" TO THE OUTSIDE SURFACE OF THE FOOTING AND SHALL BE TIED OR WELDED.
6. VERTICAL BARS SHALL BE TIED WITH #4 HOOP BARS AT 1'-0" ON CENTER. THE #4 HOOP BARS SHALL HAVE A 1'-0" MINIMUM LAP.
7. ALL FOOTINGS IN SIDEWALKS SHALL BE FINISHED FLUSH WITH THE EXISTING SIDEWALKS, UNLESS OTHERWISE SPECIFIED BY THE PROJECT ENGINEER.
8. FOOTINGS SHALL BE CIRCULAR IN CROSS-SECTION.
9. WITH PERMISSION OF THE PROJECT ENGINEER, THE DEPTH OF THE FOOTING MAY BE REDUCED ONE (1) FOOT WHEN THE FOOTING IS PLACED IN A CONCRETE OR ASPHALTIC CONCRETE SIDEWALK OR PAVED SURFACE. THE FOOTINGS MAY BE REDUCED BY ONE (1) FOOT WHEN THE FOOTING IS IN ROCK.
10. NO FORMS MAY EXTEND TO A DEPTH GREATER THAN 12" UNLESS APPROVAL IS GRANTED BY THE CITY ENGINEER.
11. THE RADIUS (R) OF THE CURVE OF THE INNER EDGE OF ANY BEND SHALL NOT BE LESS THAN THE SIZE SPECIFIED IN THE NATIONAL ELECTRICAL CODE.
12. GROUNDING:
    A. THE CONTRACTOR IS TO ENGAGE A QUALIFIED TESTING AND INSPECTION AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS
    B. AFTER INSTALLING GROUNDING SYSTEM BUT BEFORE PERMANENT ELECTRICAL CIRCUITS HAVE BEEN ENERGIZED, TEST FOR COMPLIANCE WITH THE FOLLOWING REQUIREMENTS:
    (1) TEST COMPLETED GROUNDING SYSTEM AT EACH POLE AND AT SERVICE DISCONNECT ENCLOSURE.
    (2) MEASURE GROUND RESISTANCE NOT LESS THAN TWO FULL DAYS AFTER THE LAST TRACE OF PRECIPITATION AND WITHOUT SOIL BEING MOISTENED BY ANY MEANS OTHER THAN NATURAL DRAINAGE OR SEEPAGE AND WITHOUT CHEMICAL TREATMENT OR OTHER ARTIFICIAL MEANS OF REDUCING NATURAL GROUND RESISTANCE.
    (3) PERFORM THE TEST BY THE FALL-OF-POTENTIAL METHOD ACCORDING TO IEEE STANDARD 81.
    C. INSTALL ADDITIONAL GROUND RODS AS REQUIRED UNTIL MEASURED GROUND RESISTANCE IS 5 OHMS OR LESS.
    D. GROUND RODS ARE TO BE DRIVEN TO A DEPTH OF 2 INCHES BELOW FINISHED GRADE TO TOP OF ROD AND SEPARATED BY A MINIMUM DISTANCE OF 8 FEET.
    E. INTERCONNECT GROUND RODS WITH A #2 AWG BARE, STRANDED COPPER CONDUCTOR BURIED AT 18 INCHES BELOW GRADE.
13. INSTALL POLE, ANCHOR BOLTS, LEVELING SYSTEM, GROUNDING, AND WIRING PER MANUFACTURER SPECIFICATIONS.
14. SEE DETAIL LT-01 FOR CITY STANDARD POST-TOP LIGHT POLE.
15. IF ONE IS SPARE CONDUIT, AN ARROW SHALL BE ETCHED ON THE TOP OF THE BASE TO SHOW THE LOCATION/ DIRECTION OF THE SPARE CONDUIT.
16. USE 3" MAX WHEN USING TRANSFORMER BASES.

NOT TO SCALE

POST TOP STREETLIGHT FOUNDATION - 16' MAX POLE HEIGHT CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
	LT-04	1 OF 1	5/2023

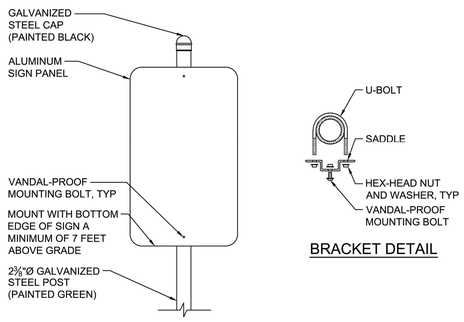


NOTES:

1. SIGN LENGTH SHALL BE A MINIMUM OF 30 INCHES AND A MAXIMUM OF 48 INCHES.
2. REQUEST PAINT COLOR SPECIFICATIONS FROM CITY DEPARTMENT OF PUBLIC WORKS PRIOR TO FABRICATION.
3. PROVIDE SHOP DRAWINGS TO THE CITY FOR APPROVAL PRIOR TO SIGN AND POST FABRICATION.

NOT TO SCALE

STANDARD POST MOUNTED STREET NAME SIGN CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
	SN-01	1 OF 1	5/2023

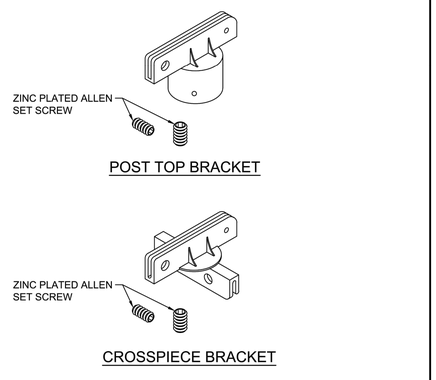


NOTES:

1. TAPCO SINGLE CLAMP-ON U-BRACKETS (OR APPROVED EQUAL) SHALL BE USED FOR SIGN PANEL ATTACHMENT TO POLE.
2. PAINT MOUNTING BRACKET AND U-BOLT BLACK TO MATCH SIGN POST.
3. SIGN PANELS SHALL COMPLY WITH WVDOH SPECIFICATIONS.
4. ALL BOLT HOLES SHALL BE ⅜" DIAMETER AND SHALL BE DRILLED OR FACTORY PUNCHED TO FINISHED SIZE.
5. SIGN BACKING SHALL BE NON-REFLECTIVE OPAQUE BLACK.
6. SIGN TYPE AS SHOWN ON PLANS. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR DIMENSIONS AND DETAILS OF SIGN LEGEND.

NOT TO SCALE

SIGN MOUNTING CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
	SN-02	1 OF 1	5/2023



NOTES:

1. TAPCO SIGN BRACKETS (OR APPROVED EQUAL) SHALL BE USED FOR STREET SIGN ATTACHMENT TO POLES.
2. PAINT BRACKETS BLACK.

NOT TO SCALE

STREET SIGN MOUNTING BRACKET CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
	SN-03	1 OF 1	5/2023

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

Site planning, design& Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

SIGNAGE & LIGHTING DETAILS

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	4/18/2024
SCALE:	NONE
DRAWN BY:	DFL

SHEET L-2

S6 (S MANHOLE)
TOP=500.01
(12" PVC) INV. IN=494.61 (FROM S7)
(12" PVC) INV. OUT=494.51 (TO S5)

ASPHALT PAVEMENT CONNECTION (SEE DETAIL ON SHEET P-10)

CSX TRANSPORTATION (35' RIGHT-OF-WAY)

ASPHALT PAVEMENT CONNECTION (SEE DETAIL ON SHEET P-10)

BELTLINE AVENUE (VARIABLE WIDTH RIGHT-OF-WAY)

WV SPC NORTH ZONE

FENCE (BY OTHERS)

CIVIC SPACE (UNDERGROUND SWM)
27,277.4 SF
0.6262 AC.

JOVIAL DRIVE (60' RIGHT-OF-WAY)

MIRAGE ALLEY (20' RIGHT-OF-WAY)

MYSTIC DRIVE (60' RIGHT-OF-WAY)

NOVA ALLEY (20' RIGHT-OF-WAY)

GALA STREET (60' RIGHT-OF-WAY)

RESIDUE PARCEL
RESERVED FOR FUTURE DEVELOPMENT
25,600.5 SF
0.5877 AC.

WEST VIRGINIA STATE ROUTE #5
MILDRED STREET
(66' RIGHT-OF-WAY)

PROPOSED DRAINAGE EASEMENT

ASPHALT PAVEMENT RESTORATION (SEE DETAIL ON SHEET P-10)

FENCE (BY OTHERS)

GUARDRAIL BARRACADE
OASIS AVENUE
FUTURE CONNECTION TO MILDRED STREET
(60' RIGHT-OF-WAY)

S6 (SS MANHOLE)
TOP=500.01
(12" PVC) IN. IN=494.61 (FROM S7)
(12" PVC) INV. OUT=494.51 (TO S5)

OASIS AVENUE (60' RIGHT-OF-WAY)

GEORGE STREET (60' RIGHT-OF-WAY)

T-1 T-2 T-3 T-4 T-5 T-6

T-7 T-8 T-9 T-10 T-11 T-12 T-13 T-14 T-15 T-16 T-17

T-18 T-19 T-20 T-21 T-22 T-23 T-24 T-25 T-26 T-27

T-38 T-39 T-40 T-41 T-42 T-43 T-44 T-45 T-46 T-47 T-48

T-37 T-36 T-35 T-34 T-33 T-32 T-31 T-30 T-29 T-28

T-49 T-50 T-51 T-52 T-53 T-54 T-55 T-56 T-57 T-58 T-59

T-60 T-61 T-62 T-63 T-64 T-65 T-66 T-67 T-68 T-69 T-70 T-71 T-72 T-73

T-84 T-83 T-82 T-81 T-80 T-79 T-78 T-77 T-76 T-75 T-74

ASPHALT PAVEMENT RESTORATION (SEE DETAIL ON SHEET P-10)

EXISTING ALLEY (20' RIGHT-OF-WAY)

LUNAR ALLEY (20' RIGHT-OF-WAY)

POLAR ALLEY (20' RIGHT-OF-WAY)

EXISTING ALLEY (20' RIGHT-OF-WAY)

ASPHALT PAVEMENT CONNECTION (SEE DETAIL ON SHEET P-10)

ASPHALT PAVEMENT CONNECTION (SEE DETAIL ON SHEET P-10)

SSS5 (SS MANHOLE)
TOP=503.19
(10" PVC) INV. IN=494.59
(12" PVC) INV. IN=493.79 (FROM S6)
(12" PVC) INV. OUT=493.69 (TO S4)

SEVENTH AVENUE (60' RIGHT-OF-WAY)

ASPHALT PAVEMENT RESTORATION (SEE DETAIL ON SHEET P-10)

ASPHALT PAVEMENT RESTORATION (SEE DETAIL ON SHEET P-10)

NOTE: ALL TREES, SHRUBERY AND OTHER PLANTINGS THAT FAIL TO SURVIVE A PERIOD OF 12 MONTHS FOLLOWING AS-BUILT CERTIFICATION SHALL BE REPLACED BY THE BUILDER AT NO COST OR EXPENSE TO THE CITY. SAID REPLACEMENT SHALL BE WITHIN A TIME AGREED UPON BY THE PLANNING COMMISSION OR ITS REPRESENTATIVE AS OUTLINED IN THE PUBLIC IMPROVEMENT AGREEMENT.

30 0 30 60
Scale: 1" = 30'

STREET TREE SPACING - 30' O.C.
TOTAL STREET TREES - 95
STREET LIGHT SPACING - 50' O.C.
TOTAL STREET LIGHTS - 71

LEGEND	
	STREET LIGHT
	STREET TREE
STOP	STOP SIGN
STREET	STREET SIGN
1.0	FOOT CANDLE

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
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CITY OF RANSON, WV

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Phone: 304-274-0189

MICHAEL W. MILLER
LICENSED
15851
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

PHOTOMETRIC PLAN

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	1" = 30'
DRAWN BY:	DFL

SHEET L-3

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
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Phone: 304-274-0189

DANIEL W. KRETZER
03/07/2025
15851
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

OVERALL PLAN STORM SEWER

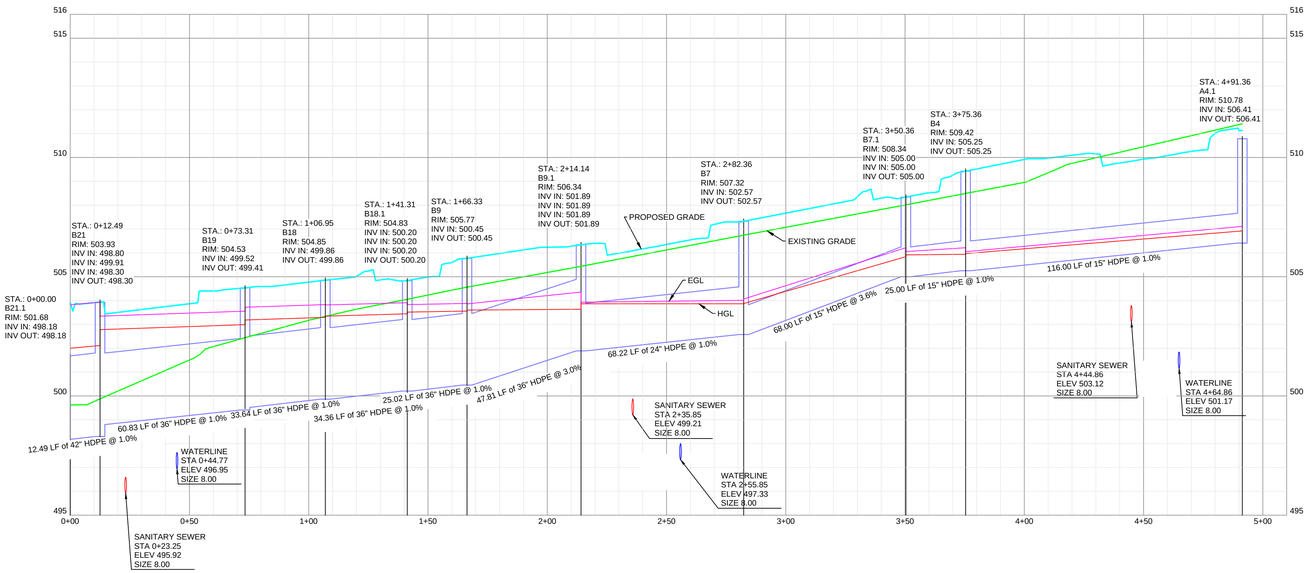
REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	1" = 30'
DRAWN BY:	DFL

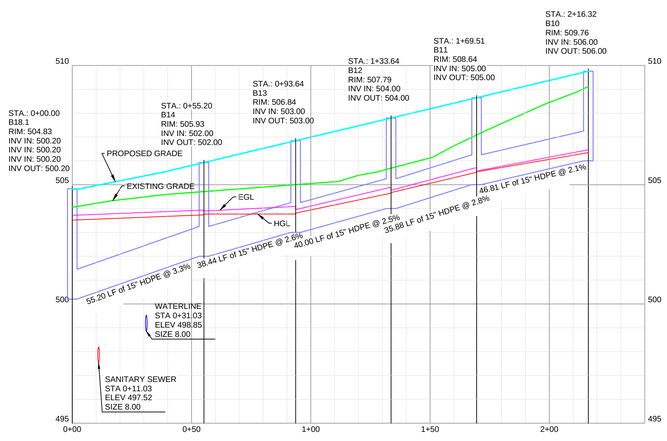
SHEET ST-1

LEGEND
- STORM SEWER PIPE (SEE PROFILE)
- STORM SEWER MANHOLE
- GRATE DROP INLET
- CURB DROP INLET
- STORM SEWER STRUCTURE LABEL (STR O1)

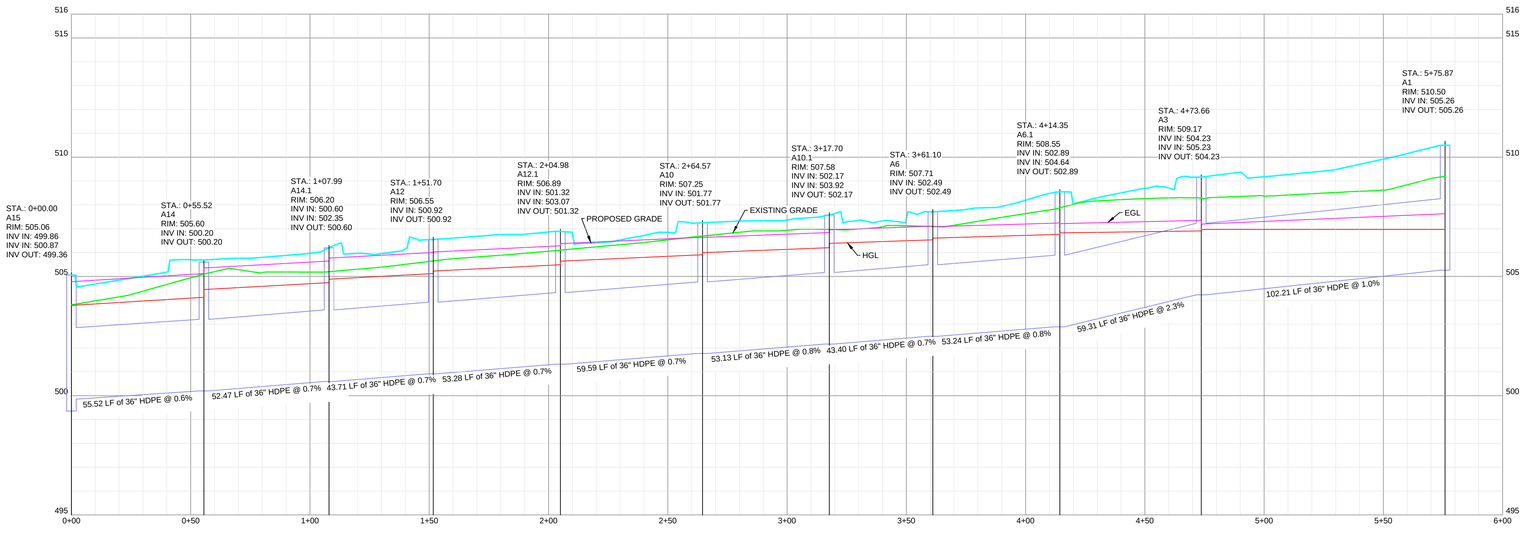
Scale: 1" = 30'



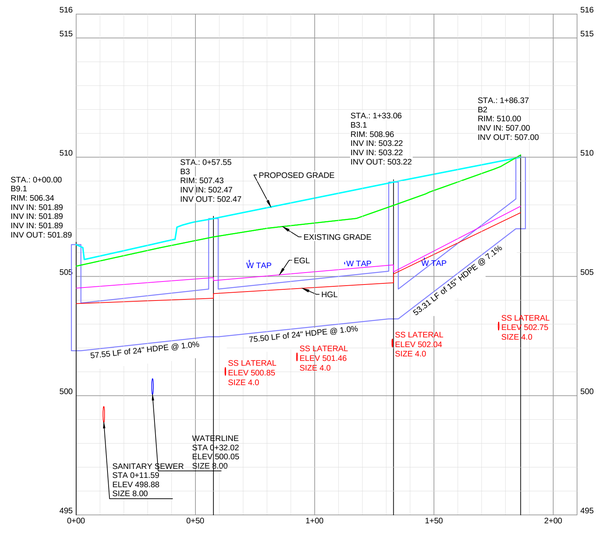
STR B21.1 - A4.1



STR B18.1 - B10



STR A15 - A1



STR B9.1 - B2

30 0 30 60 90 120
3 0 3 6 9 12
Hor. Scale: 1" = 30'
Ver. Scale: 1" = 3'

FOUNDRY CENTRE
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PROFESSIONAL ENGINEER

STORM SEWER PROFILES

REVISIONS		
1	CITY OF RANSON	10/30/24
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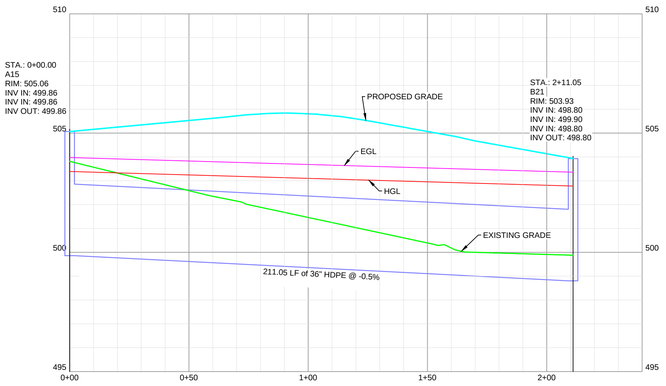
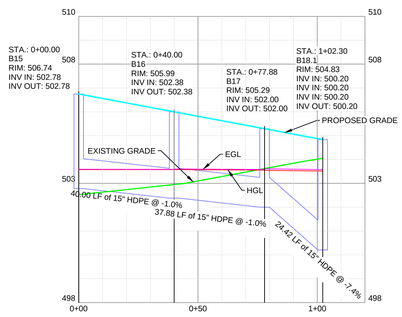
PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	1" = 30' H & 3' V
DRAWN BY:	DFL

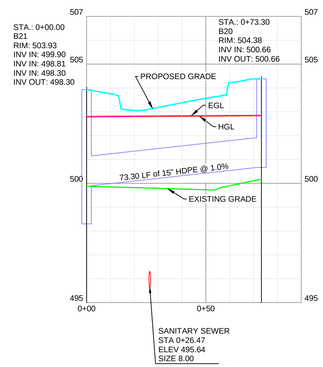
SHEET ST-2



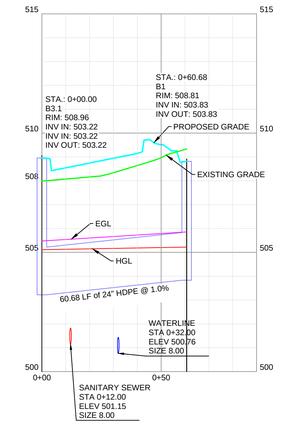
STR A15 - B21



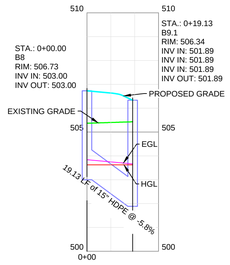
STR B15 - B18.1



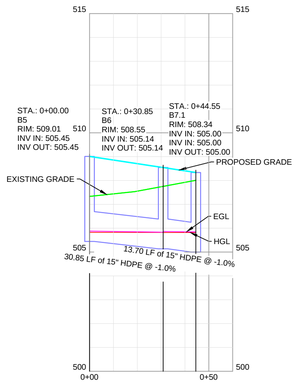
STR B21 - B20



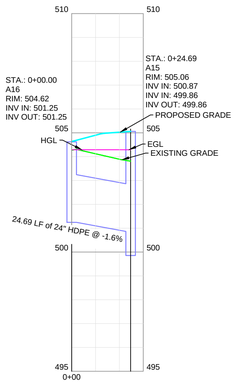
STR B3.1 - B1



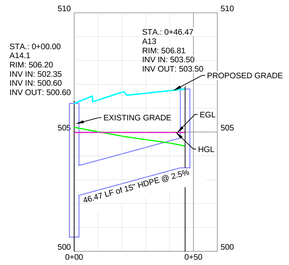
STR B8 - B9.1



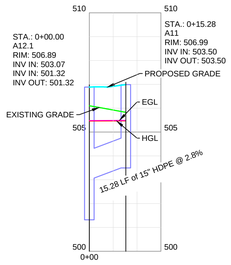
STR B5 - B7.1



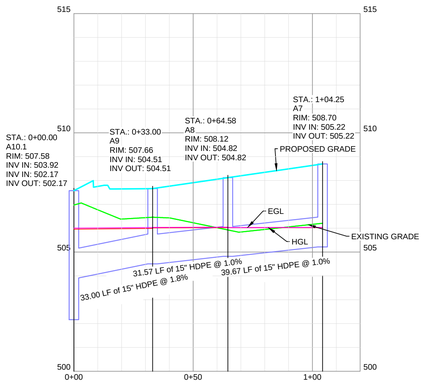
STR A16 - A15



STR A14.1 - A13



STR A12.1 - A11



STR A10.1 - A7

30 0 30 60 90 120
3 0 3 6 9 12
Hor. Scale: 1" = 30'
Ver. Scale: 1" = 3'

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
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Phone: 304-274-0189

MICHAEL D. MEHAFFEY
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15851
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

STORM SEWER PROFILES

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
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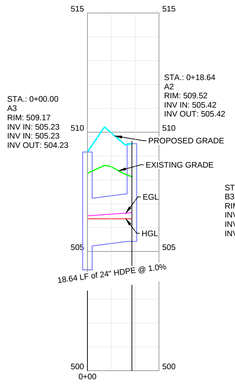
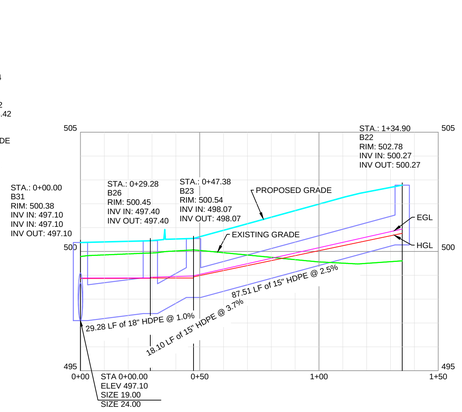
PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	1" = 30' H & 3' V
DRAWN BY:	DFL

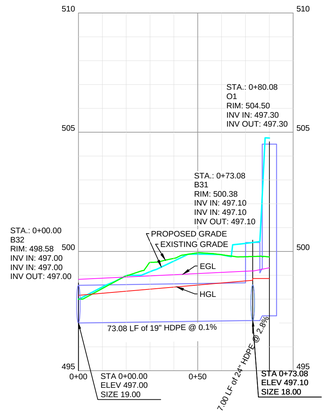
SHEET ST-3



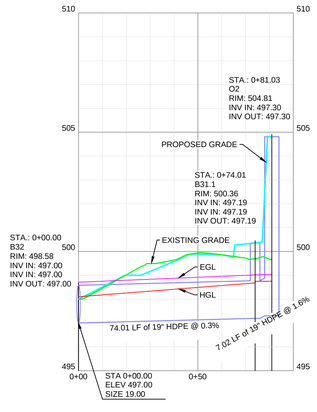
STR A3 - A2



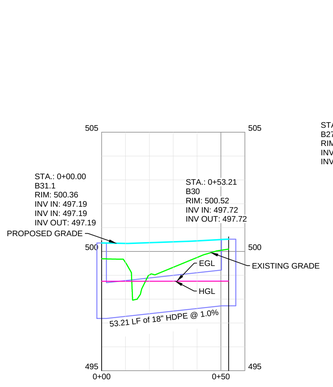
STR C31 - B22



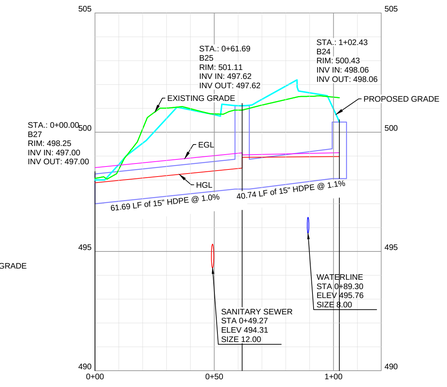
STR B32 - O1



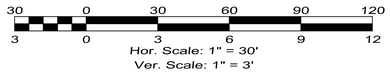
STR B32 - O2

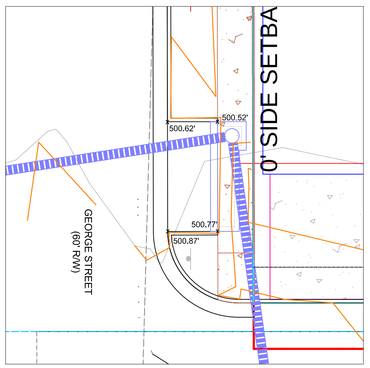


STR B31.1 - B30

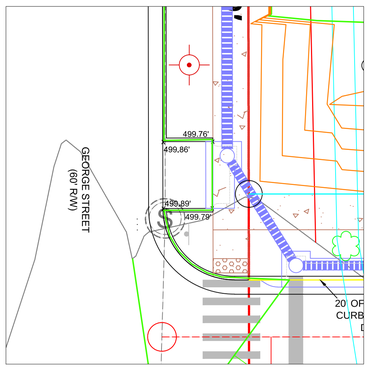


STR B27 - B24

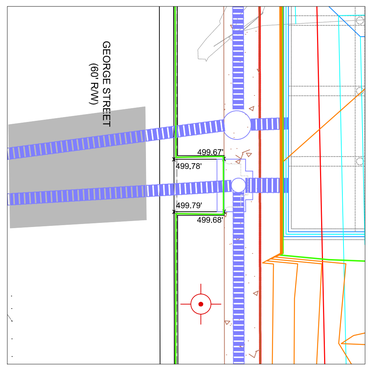




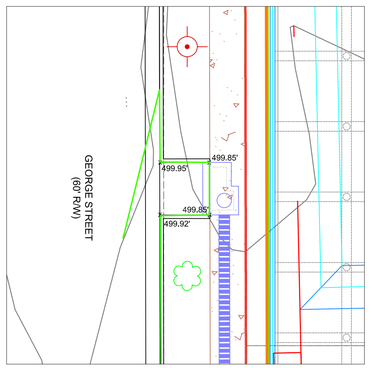
STR B25 DETAIL
SCALE: 1" = 10'



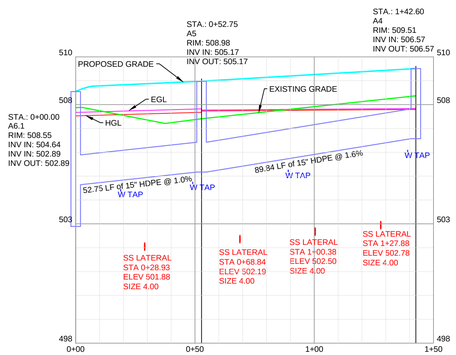
STR B26 DETAIL
SCALE: 1" = 10'



STR B31 DETAIL
SCALE: 1" = 10'



STR B30 DETAIL
SCALE: 1" = 10'



STR A6.1 - A4

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
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MICHAEL D. MEDLEY
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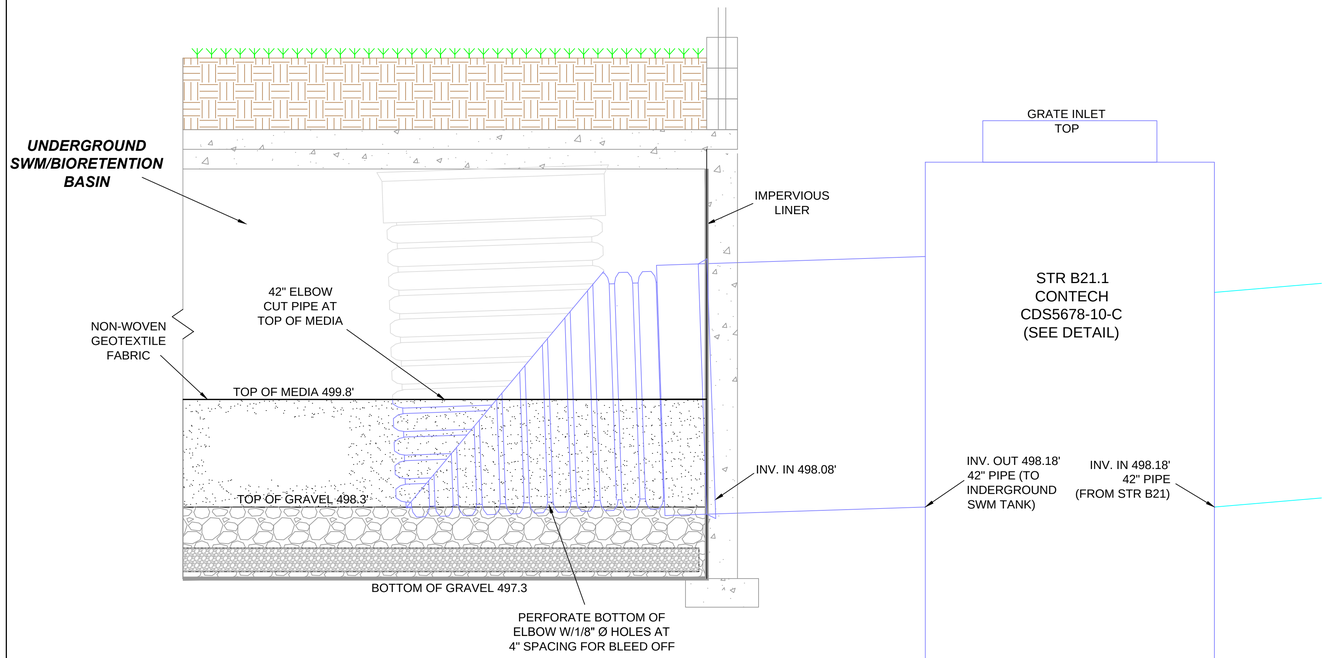
PROFESSIONAL ENGINEER

STORM SEWER PROFILES

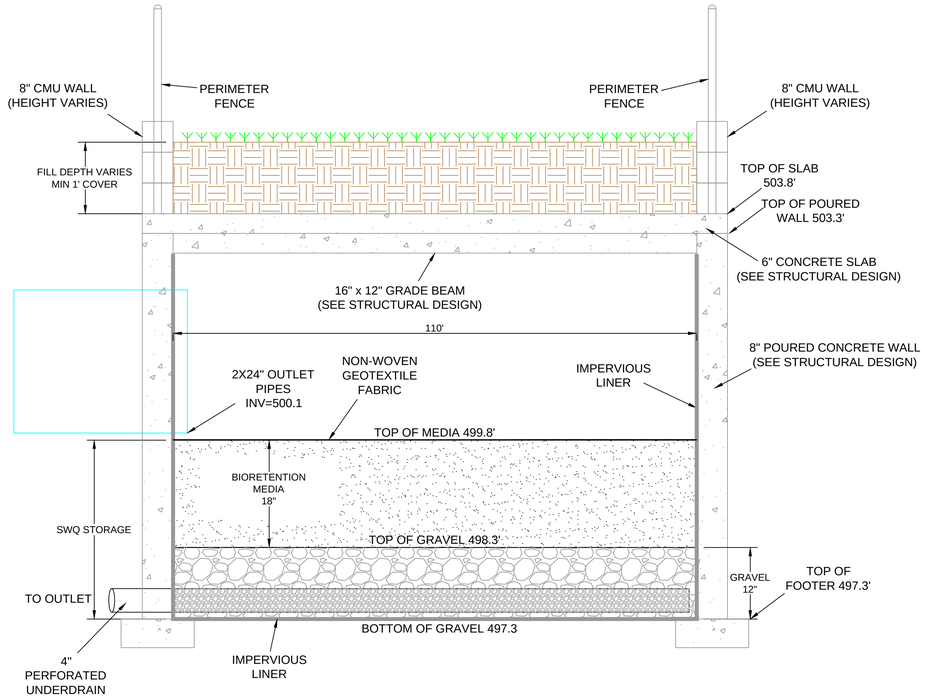
REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	1" = 30' H & 3' V
DRAWN BY:	DFL

SHEET ST-4



STRUCTURE B21.1
SWM CONNECTION DETAIL
NTS

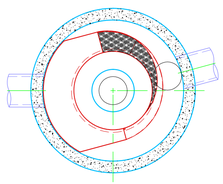


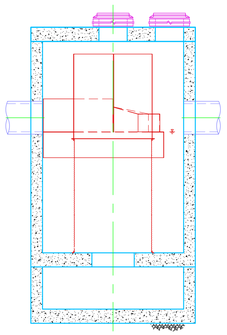
UNDERGROUND SWM/BIORETENTION DETAIL
NTS

STORM SEWER STRUCTURE SCHEDULE		
STR #	INLET TYPE	LENGTH
PRE 1.2	EXISTING INLET	0
A1	2-DR6-G	0
A2	DR6-G	0
A3	DR6-E	8
A4.1	DR6-E	8
A4	DR6-E	10
A5	DR6-E	10
A6	DR6-E	10
A7	DR6-G	0
A8	DR6-G	0
A9	DR6-G	0
A10	DR6-E	10
A11	DR6-E	12
A12	DR6-E	8
A13	DR6-G	0
A14	DR6-E	10
A15	DR6-E	6
A16	DR6-E	8
A17.1	DR6-E	0
B1	DR6-G	0
B2	DR6-E	14
B3	DR6-E	12
B4	DR6-E	10
B5	DR6-G	0
B6	DR6-G	0
B7	DR6-E	12
B8	DR6-E	12
B9	DR6-E	12
B10	DR6-G	0
B11	DR6-G	0
B12	DR6-G	0
B13	DR6-G	0
B14	DR6-G	0
B15	DR6-G	0
B16	DR6-G	0
B17	DR6-G	0
B18	DR6-E	12
B19	DR6-E	6
B20	DR6-E	10
B21	DR6-E	8
B22	DR6-E	10
B23	DR6-E	12
B24	DR6-G	0
B25	DR6-E	14
B26	DR6-E	8
B30	DR6-E	6
B31	DR6-E (SAG)	6

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

Site planning, design& Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189





############ DESIGN NOTES
THE STANDARD ########## CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE AVAILABLE AND ARE LISTED BELOW. SOME CONFIGURATIONS MAY BE COMBINED TO SUIT SITE REQUIREMENTS.
CONFIGURATION DESCRIPTION
GRATED INLET ONLY (NO INLET PIPE)
GRATED INLET WITH INLET PIPE OR PIPES
CURB INLET ONLY (NO INLET PIPE)
CURB INLET WITH INLET PIPE OR PIPES
SEPARATE OIL BAFFLE (SINGLE INLET PIPE REQUIRED FOR THIS CONFIGURATION)
SEDIMENT WEIR FOR NJDEP / NJCAT CONFORMING UNITS

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID			
WATER QUALITY FLOW RATE (CFS OR L/s)			*
PEAK FLOW RATE (CFS OR L/s)			*
RETURN PERIOD OF PEAK FLOW (YRS)			*
SCREEN APERTURE (2400 OR 4700)			*
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	*	*	*
INLET PIPE 2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*
ANTI-FLOTATION BALLAST	WIDTH		HEIGHT
	*		*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECHENGINEERED SOLUTIONS LLC REPRESENTATIVE, www.contecheS.com
4. CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO H520 AND CASTINGS SHALL MEET H520 (AASHTO M 306) LOAD RATING, ASSUMING GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION.
6. PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO ADD JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS, AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH PIPE INVERTS WITH ELEVATIONS SHOWN.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

GDS
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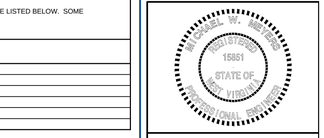
800-338-1122 513-645-7000 513-645-7993 FAX

CDS5678-10-C
INLINE CDS
STANDARD DETAIL

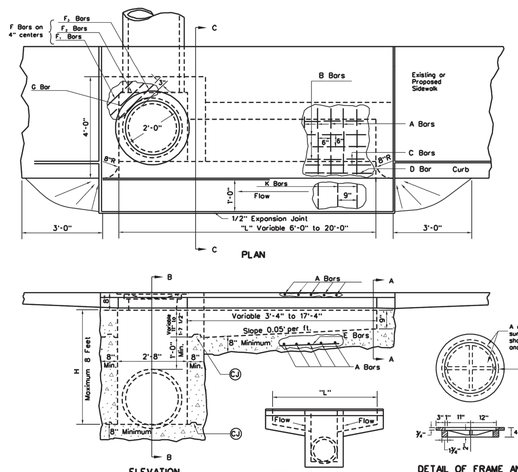


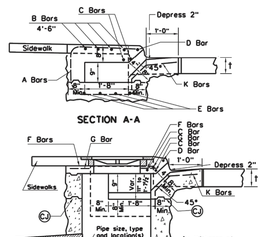
STORMWATER MANAGEMENT DETAILS

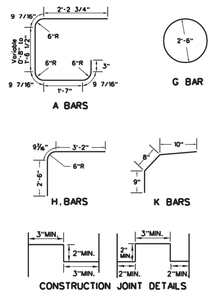
REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

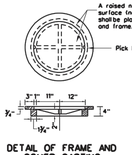
PROJECT NO.:	071-01
DATE:	4/18/2024
SCALE:	NONE
DRAWN BY:	DFL

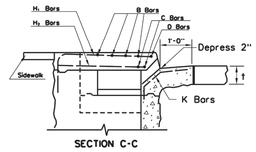
SHEET ST-5











NOTES

Type E inlet detailed herein is for use on a grade. If it is to be used in a sag (see sketch herein) it should be built symmetrically about centerline of pipe and length of opening specified.

The covering for reinforcing steel shall be two inches, measured from the surface of the concrete to the face of the bar, unless otherwise shown. All reinforcing steel shall be epoxy-coated and meet the requirements of Section 602 of the Specifications.

Optional construction joints labeled "C.J." may be keyed or doweled as per the typical details shown herein or as approved by the Engineer.

If Type E inlet is to be constructed along with a sidewalk, the sidewalk shall be constructed monolithic with the top slab on the inlet. The sidewalk shall be reinforced with Type B Fabric placed 2" from bottom of sidewalk and extended into the top slab of the inlet a minimum distance of 8". Cost of Type B Fabric shall be included in the unit price bid for Concrete Sidewalk.

This inlet shall not be placed in a pedestrian cross walk.

CONCRETE AND REINFORCING STEEL QUANTITIES

"L" Feet	Concrete C.Y.*	Reinforcing Steel lbs.	A Bars (Bent)			B Bars (Straight)			C Bars (Straight)			D Bars (Straight)			E Bars (Straight)			F1 Bars (Straight)			F2 Bars (Straight)			F3 Bars (Straight)			G Bar (Bent)			H1 Bars (Straight)			H2 Bars (Straight)			K Bars (Bent)		
			No.	Size	Length	No.	Size	Length	No.	Size	Length	No.	Size	Length	No.	Size	Length	No.	Size	Length	No.	Size	Length	No.	Size	Length	No.	Size	Length	No.	Size	Length	No.	Size	Length	No.	Size	Length
6	2.59	189	5	#5	7'-1" to 9'-0"	4	#5	3'-9"	2	#5	7'-1"	1	#5	7'-1"	4	#5	3'-6"	4	#5	2'-0"	4	#5	2'-6"	4	#5	3'-0"	1	#5	8'-0"	2	#7	6'-5"	2	#6	3'-4"	10	#5	2'-3"
8	3.07	250	9	#5	7'-1" to 9'-9"	4	#5	5'-9"	2	#5	9'-1"	1	#5	9'-1"	4	#5	5'-6"	4	#5	2'-0"	4	#5	2'-6"	4	#5	3'-0"	1	#5	8'-0"	2	#7	6'-5"	2	#6	3'-4"	13	#5	2'-3"
10	3.57	308	13	#5	7'-1" to 9'-9"	4	#5	7'-9"	2	#5	11'-1"	1	#5	11'-1"	4	#5	7'-6"	4	#5	2'-0"	4	#5	2'-6"	4	#5	3'-0"	1	#5	8'-0"	2	#7	6'-5"	2	#6	3'-4"	15	#5	2'-3"
12	4.09	369	17	#5	7'-1" to 9'-9"	4	#5	9'-9"	2	#5	13'-1"	1	#5	13'-1"	4	#5	9'-6"	4	#5	2'-0"	4	#5	2'-6"	4	#5	3'-0"	1	#5	8'-0"	2	#7	6'-5"	2	#6	3'-4"	18	#5	2'-3"
14	4.62	444	21	#5	7'-1" to 9'-9"	4	#5	11'-9"	2	#6	15'-1"	1	#5	15'-1"	4	#5	11'-6"	4	#5	2'-0"	4	#5	2'-6"	4	#5	3'-0"	1	#5	8'-0"	2	#7	6'-5"	2	#6	3'-4"	21	#5	2'-3"
16	5.17	506	25	#5	7'-1" to 9'-9"	4	#5	13'-9"	2	#6	17'-1"	1	#5	17'-1"	4	#5	13'-6"	4	#5	2'-0"	4	#5	2'-6"	4	#5	3'-0"	1	#5	8'-0"	2	#7	6'-5"	2	#6	3'-4"	23	#5	2'-3"
18	5.74	570	29	#5	7'-1" to 9'-9"	4	#5	15'-9"	2	#6	19'-1"	1	#5	19'-1"	4	#5	15'-6"	4	#5	2'-0"	4	#5	2'-6"	4	#5	3'-0"	1	#5	8'-0"	2	#7	6'-5"	2	#6	3'-4"	26	#5	2'-3"
20	6.19	636	33	#5	7'-1" to 9'-9"	4	#5	17'-9"	2	#6	21'-1"	1	#5	21'-1"	4	#5	17'-6"	4	#5	2'-0"	4	#5	2'-6"	4	#5	3'-0"	1	#5	8'-0"	2	#7	6'-5"	2	#6	3'-4"	29	#5	2'-3"

* The quantities shown above are for an H of five feet. If deeper inlets are required the quantities must be adjusted accordingly.

The above table to be used for estimating purposes only.

WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
STANDARD DETAIL

PREPARED 7-1-95

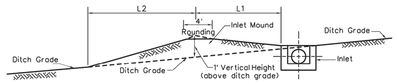
REVISION DATE

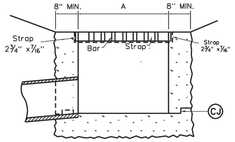
TYPE E INLET

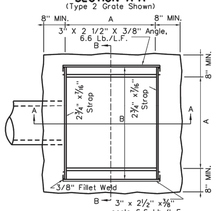
STANDARD SHEET DR6-E

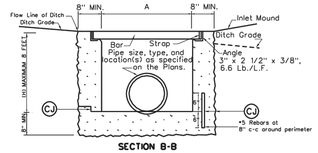
INLET MOUNDING TABLE

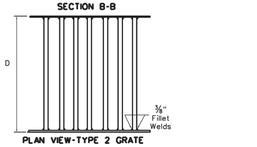
DITCH GRADE (%) FROM	TO	L1, HORIZONTAL LENGTH (FT.)	L2, HORIZONTAL LENGTH (FT.)
0	3	10	15
3	5	9	20
5	7.5	8	40
7.5	UP	SPECIAL DESIGN	SPECIAL DESIGN

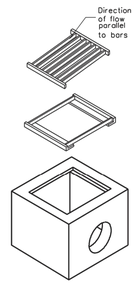












NOTES

The final installed top surface of inlet and grate shall be flush with adjacent finished surfaces such as pavement, gutters, curbs, and sidewalks. Top of grate elevation, if shown on the plans, is for information only.

Construction may be cast-in place, precast in one or multiple sections, or any combination of cast-in-place and precast.

Type 2 Grate shall be used at all locations unless otherwise specified on the Plans. Type 1 Urban Grates shall be used only at specially designated locations as shown on the plans.

The Contractor, at his option, may omit use of the frame by forming a ledge in the concrete.

Special care shall be execised in forming the 2" wide concrete ledge to provide a smooth, even surface for supporting the grates if the shallow frame is not used. no projections shall exist on the bearing surfaces of the ledge or the grates, and the grates shall seat on the ledge without rocking.

The Mounding Detail as shown is not required when an inlet is placed in a sag.

Optional construction joints labeled "C.J." may be roughened concrete, keyed or doweled as per the typical details shown herein or as approved by the Engineer. Non shrink grout meeting the requirements of subsection 715.5 of the specifications may be used to a depth of ½" for leveling between precast sections. Thicker depths will be allowed as per the manufacturer's recommendations.

This inlet is to be installed in roadside or median ditches only. It is not to be placed adjacent to pavement or in the gutter pan of combination curb and gutter.

The minimum distance from the top of any pipe opening to any construction joint above the opening shall be four (4) inches.

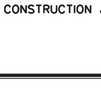
The number and location of pipe openings shall be as shown in the plans. The contractor at no additional cost, shall be responsible for any temporary bracing required to transport precast inlet sections due to multiple openings.

DIMENSIONS						TYPE 2 GRATE		FRAME	TYPE 1 GRATE		
Pipe Size	A	B	C	D	H(Min)	F	Bars	WT.	WT.	F	Bars	WT.
18"	2'-8"	3'-2"	2'-7 3/4"	3'-1 3/4"	2'-0"	3 3/8"	7	223	62	1 3/8"	15	453
21"	2'-8"	3'-2"	2'-7 3/4"	3'-1 3/4"	2'-3"	3 3/8"	7	223	62	1 3/8"	15	453
24"	2'-8"	3'-2"	2'-7 3/4"	3'-1 3/4"	2'-6"	3 3/8"	7	223	62	1 3/8"	15	453
27"	3'-0"	3'-6"	2'-11 3/4"	3'-5 3/4"	2'-9"	3 3/8"	8	279	69	1 3/8"	17	566
30"	3'-6"	4'-0"	3'-5 3/4"	3'-11 3/4"	3'-0"	3 3/8"	9	357	80	1 3/8"	21	797
33"	3'-9"	4'-3"	3'-8 3/4"	4'-2 3/4"	3'-3"	3 7/8"	10	419	85	1 7/8"	21	847
36"	4'-0"	4'-6"	3'-11 3/4"	4'-5 3/4"	3'-6"	3 3/8"	11	488	90	1 3/8"	23	981
42"	4'-6"	5'-0"	4'-5 3/4"	4'-11 3/4"	4'-0"	3 3/8"	12	587	101	1 3/8"	27	1277
48"	5'-0"	5'-6"	4'-11 3/4"	5'-5 3/4"	4'-6"	3 3/8"	14	748	112	1 3/8"	29	1507

Table Note: Grate and frame weights are for information only and will increase if larger straps and bars are used.

The following substitutions in dimensions are acceptable for fabricating the grate and frame:

Strap Thickness: 1/2" Strap Depth: 3" Bar Depth: 3"



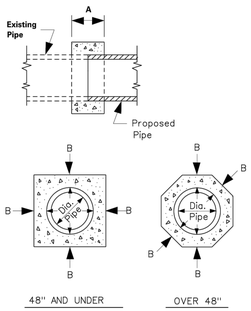
WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
STANDARD DETAIL

PREPARED 7-1-95

REVISION DATE

TYPE G INLET

STANDARD SHEET DR6-G



CONCRETE COLLAR DETAIL

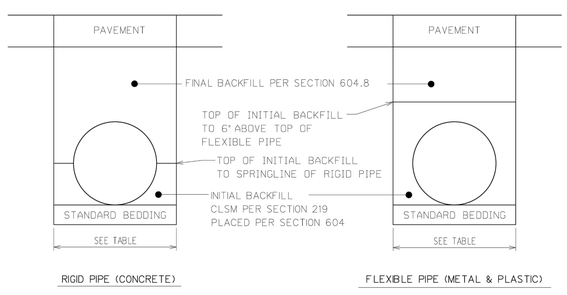
DIAMETER OF PIPE	A	B	CU. YD. CONC. *	DIAMETER OF PIPE	A	B	CU. YD. CONC. *
15"	1'-0"	0'-6"	0.18	48"	2'-0"	1'-0"	2.10
18"	1'-0"	0'-6"	0.21	54"	2'-6"	1'-0"	2.09
21"	1'-0"	0'-6"	0.24	60"	3'-0"	1'-6"	4.31
24"	1'-0"	0'-6"	0.27	72"	3'-0"	1'-6"	5.03
30"	1'-6"	0'-9"	0.75	84"	3'-0"	2'-0"	7.94
36"	1'-6"	0'-9"	0.92	96"	3'-0"	2'-0"	8.90
42"	2'-0"	1'-0"	1.84	108"	3'-0"	2'-0"	9.87

* FOR INFORMATION ONLY

NOTES :

A AND B ARE MINIMUM DIMENSIONS. FORMING WILL NOT BE REQUIRED IF MINIMUM DIMENSIONS ARE OBTAINED. EXISTING METAL PIPES SHALL BE CAREFULLY INSPECTED AND APPROVED BY THE ENGINEER BEFORE EXTENDING THE PIPE. IF THE EXISTING PIPE IS IN POOR CONDITION, IT SHALL BE REPAIRED OR REPLACED. METAL CONNECTING BANDS SHALL NOT BE SUBSTITUTED FOR A CONCRETE COLLAR AS THEY DO NOT MEET THE STANDARD SPECIFICATION 604.6 REQUIREMENT FOR A LEAK RESISTANT SEAL.

CONCRETE FOR CONSTRUCTING THE COLLAR SHALL BE IN ACCORDANCE WITH SECTION 715.12 OF THE SPECIFICATIONS; HOWEVER, TESTING WILL NOT BE REQUIRED. THE COST OF CONCRETE COLLAR IS TO BE INCLUDED IN THE UNIT BID PRICE OF PROPOSED PIPE.



TYPE F DRAINAGE PIPE TRENCH

DIAMETER OF PIPE	MINIMUM TRENCH WIDTH (IN) FOR RIGID PIPE	FOR FLEX. PIPE	DIAMETER OF PIPE	FOR RIGID PIPE	FOR FLEX. PIPE
12"	30"	30"	48"	74"	74"
15"	33"	33"	54"	82"	82"
18"	36"	36"	60"	90"	90"
24"	42"	42"	72"	106"	--
30"	51"	51"	84"	122"	--
36"	59"	59"	96"	139"	--
42"	66"	66"	108"	154"	--

TRENCH WIDTH MAY BE REDUCED TO OUTSIDE PIPE DIAMETER PLUS 12" FOR TRENCHES IN ROCK.

NOTES

CLSM - CONTROLLED LOW STRENGTH MATERIAL, SECTION 219

THIS DETAIL SHALL BE USED ON PROPOSED PIPES / CULVERTS WHEN SPECIFIED ON THE PLANS. THE COST OF THE TYPE F TRENCH IS INCIDENTAL TO THE PIPE/CULVERT.

FINAL TRENCH BACKFILL MAY BE COMPLETED WITH CLSM, CLASS B CONCRETE MAY BE SUBSTITUTED FOR CLSM.

LOW STRENGTH CLSM IS NOT A SUITIBLE DRIVING SURFACE.

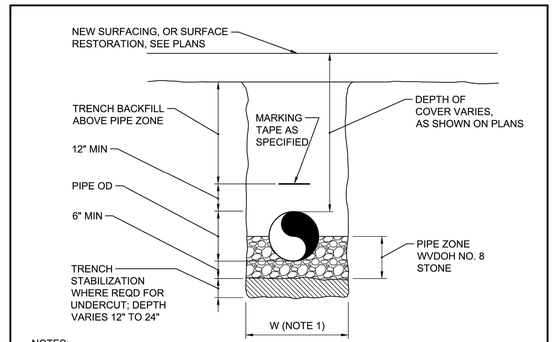
WEST VIRGINIA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS
STANDARD DETAIL

PREPARED 7/7/17

REVISION DATE
10/15/19
4/23/19
10/3/18
8/8/25

DRAINAGE PIPE TRENCH, CONCRETE COLLAR

STANDARD DETAIL SHEET DR-10



NOTES:

1. W = MAXIMUM PERMISSIBLE TRENCH WIDTH, BASED UPON W = OD + 24", UNLESS APPROVED BY THE ENGINEER.
2. TRENCHES TO BE SHEETED AND BRACED AS REQUIRED.
3. PROVIDE BEARING FOR FULL LENGTH OF BARREL. DIG HOLES FOR THE BELL.
4. BACKFILL ON SIDES TO 1/2 OD OF PIPE TO HOLD PIPE IN PLACE PRIOR TO PLACING ADDITIONAL BACKFILL.
5. BACKFILL TO BE COMPACTED IN 6" LAYERS TO 95% OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT (+2%) IN ROADS AND STREETS. COMPACT TO MATCH EXISTING GROUND IN OTHER AREAS.
6. BACKFILL TO BE WVDOH NO. 8 STONE IN PAVED OR SHOULDER AREAS. BACKFILL TO BE NATIVE MATERIAL IN OTHER AREAS.
7. MAINTAIN A MINIMUM OF 3' OF COVER TO THE TOP OF PIPE FOR STORM DRAINS. MAINTAIN A MINIMUM OF 4' OF COVER OVER PIPE FOR SANITARY SEWERS. MAINTAIN A MINIMUM OF 3.5' OF COVER OVER PIPE FOR WATER LINES.
8. A CASING PIPE IS REQUIRED IN ROAD CROSSINGS WHERE SHOWN ON PLANS.
9. DESIGN OF ALL WATER AND SEWER LINES REQUIRES APPROVAL FROM APPLICABLE UTILITY PROVIDERS.
10. SEE CITY OF RANSON PAVEMENT RESTORATION DETAIL PVT-04 FOR RESURFACING.

NOT TO SCALE

RANSON

PIPE TRENCH FOR RIGID PIPE

CITY OF RANSON, WEST VIRGINIA

DETAIL NO.	SHEET NO.	REVISION DATE
UT-02	1 OF 1	5/2023

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

Site planning, design & Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

COMMONWEALTH OF VIRGINIA
REGISTERED
15851
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

STORM SEWER DETAILS

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	4/18/2024
SCALE:	NONE
DRAWN BY:	DFL

SHEET ST-6

LIMITS OF SEDIMENT BASIN DRAINAGE AREA (7.37 AC)

CSX TRANSPORTATION (35' RIGHT-OF-WAY)

BELTLINE AVENUE (VARIABLE WIDTH RIGHT-OF-WAY)

N 65°13'32" E 711.00'

1022' CHANNEL FLOW @ 1.17%
PLACE FILL TO MAINTAIN POSITIVE DRAINAGE TO BASIN

EX. BRICK BUILDING TO BE RAZED

N/F
City of Ranson
(DB 1298 /Pg 286)
TM 4 /Parcel 2.1
Zoned: T5L
Use: Municipal

N/F
Corporation of Ranson
(DB 1072 /Pg 735)
TM 4 /Parcel 2.3
Zoned: T5L
Use: Municipal

PROPOSED DRAINAGE EASEMENT

CIVIC SPACE
(UNDERGROUND SWM)
27,277.4 SF
0.6262 AC.

N 24°46'28" W 395.00'

168' CHANNEL FLOW @ 0.61%

RESIDUE PARCEL RESERVED FOR FUTURE DEVELOPMENT
25,600.5 SF
0.5877 AC.

S 24°46'28" E 395.00'

WEST VIRGINIA STATE ROUTE 115
MILDRED STREET
(66' RIGHT-OF-WAY)

LIMITS OF SEDIMENT BASIN DRAINAGE AREA (7.37 AC)

EX. WATERLINE TO BE ABANDONED

528' SHALLOW CONCENTRATED FLOW @2.56%

LIMITS OF SEDIMENT BASIN DRAINAGE AREA (7.37 AC)

N/F
City of Ranson
(DB 1210 /Pg 259)
TM 4 /Parcel 2
Zoned: T5L
Use: Municipal

EX. GRAVEL AREA

ALLEY ANNULMENT AREA
2,914.8 SF
0.0669 AC.

EX. WATERLINE TO BE ABANDONED

S 65°13'32" W 711.00'

N 24°46'28" W 19.56'

N 65°13'32" E 149.00'

S 24°46'28" E 19.56'

S 65°13'32" W 149.00'

N 65°13'32" E 269.86'

181.32'

EXISTING ALLEY (20' RIGHT-OF-WAY)

BUILDING ENCROACHMENT

N/F
Julian Breeden, et al
(DB 1066 /Pg 122)
TM 4 /Parcel 123
Zoned: T4
Use: Residential

N/F
Lou Ann Spaur
(DB 969 /Pg 3)
TM 4 /Parcel 122
Zoned: T4
Use: Residential

N/F
Lou Ann Spaur
(DB 1099 /Pg 366)
TM 4 /Parcel 125
Zoned: T4
Use: Residential

N 24°46'28" W 190.00'

S 24°46'28" E 190.00'

EX. WATERLINE TO BE ABANDONED

N/F
Gerald A. Keyser
(DB 652 /Pg 308)
TM 4 /Parcel 130
Zoned: T4
Use: Residential

N/F
Clyde A. Robinson
(DB 278 /Pg 452)
TM 4 /Parcel 131
Zoned: T4
Use: Residential

N/F
Linda A. Whitmore, et al
(DB 456 /Pg 408)
TM 4 /Parcel 132
Zoned: T4
Use: Residential

N/F
Ronald E. and Kimberly F. Grall
(DB 1166 /Pg 21)
TM 4 /Parcel 133
Zoned: T4
Use: Residential

N/F
Windewald
Enterprises LLC
(DB 926 /Pg 372)
TM 4 /Parcel 135
Zoned: T5L
Use: Commercial

S 65°13'32" W 269.86'

SEVENTH AVENUE (60' RIGHT-OF-WAY)

LIMITS OF SEDIMENT BASIN DRAINAGE AREA (7.37 AC)

528' SHALLOW CONCENTRATED FLOW @1.95%

FOUNDRY CENTRE

DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

Site planning, design & Survey

232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

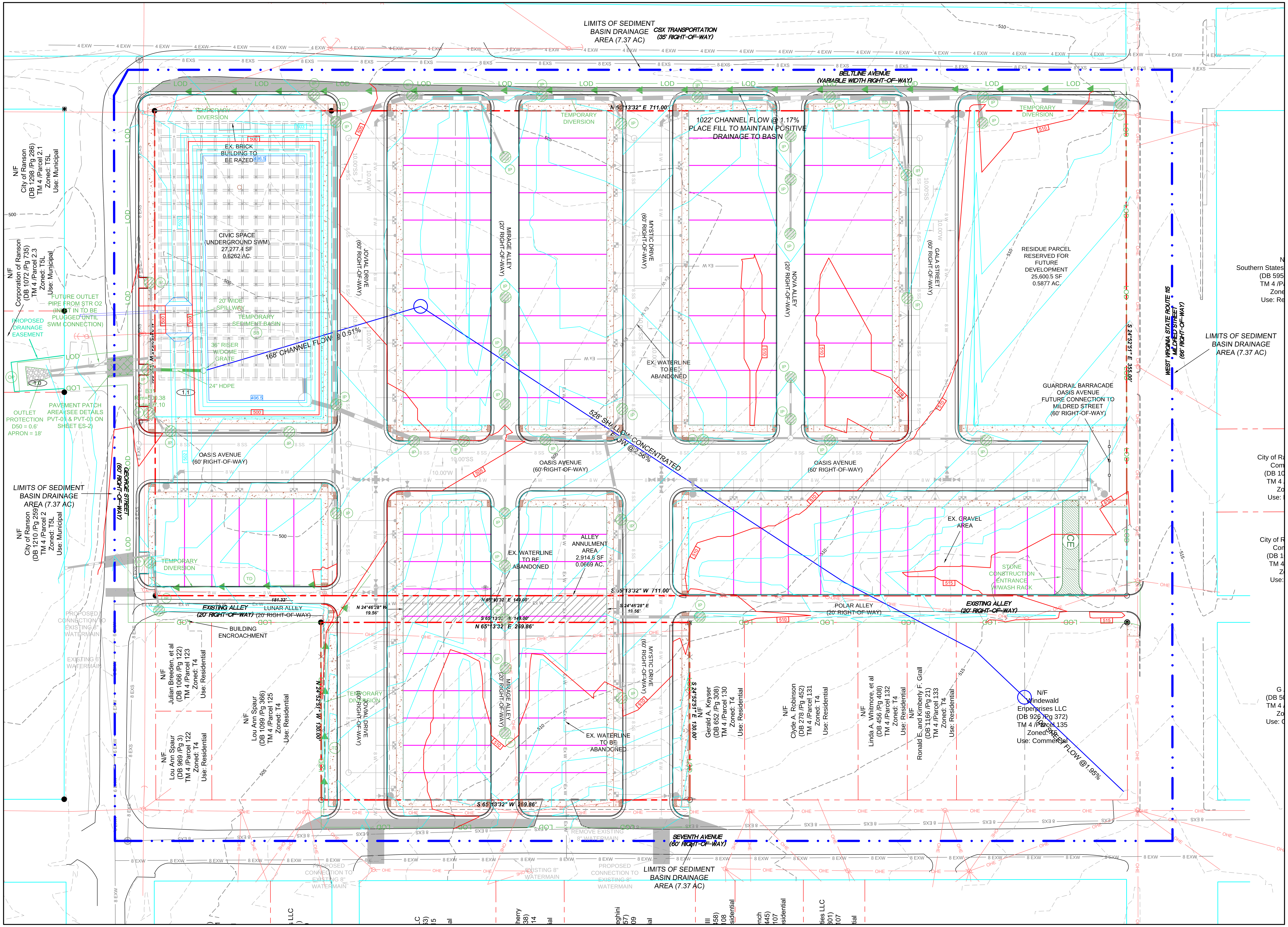
MICHAEL W. MEYERS
REGISTERED
15651
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

EROSION & SEDIMENT CONTROL PLAN - PHASE 1

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	1" = 30'
DRAWN BY:	DFL

SHEET ES-1A



FOUNDRY CENTRE

DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

Site planning, design & Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

MICHAEL W. MEYERS
REGISTERED 15851
STATE OF WEST VIRGINIA
PROFESSIONAL ENGINEER

EROSION & SEDIMENT CONTROL PLAN - PHASE 2

REVISIONS

1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	1" = 30'
DRAWN BY:	DFL

SHEET ES-1B

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST DETAILS AND SPECIFICATIONS AS SET FORTH BY THE GOVERNING MUNICIPALITY. IF A CONFLICT ARISES BETWEEN THESE PLANS AND THE AFOREMENTIONED DETAILS AND SPECIFICATIONS THE MOST STRINGENT SHALL GOVERN.

2. THE CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-245-4848) SEVENTY-TWO (72) HOURS PRIOR TO ANY EARTH DISTURBING ACTIVITY.

3. THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES THAT MAY INTERFERE WITH THIS CONSTRUCTION.

4. AREAS NOT PAVED OR BUILT UPON SHALL BE LANDSCAPED.

5. CHANGES OR REVISIONS TO THESE PLANS SHALL NOT BE MADE WITHOUT APPROVAL OF THE DESIGN ENGINEER AND THE APPROPRIATE GOVERNING AGENCIES.

6. ANY INCONSISTENCIES, AMBIGUITIES, OR DISCREPANCIES FOUND IN THESE PLANS SHALL, IN WRITING, BE REPORTED TO THE DESIGN ENGINEER. ANY WORK DONE BY THE CONTRACTOR AFTER THE DISCOVERY OF ANY INCONSISTENCIES, AMBIGUITIES, OR DISCREPANCIES WITHOUT THE APPROVAL OF THE DESIGN ENGINEER AND/OR THE GOVERNING AGENCY SHALL BE DONE AT THE CONTRACTOR'S RISK.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND/OR REPAIR OF EXISTING FENCES, DRIVEWAYS, SIGNS, ETC. NOT SHOWN AS PART OF THE WORK AND DAMAGED AS A RESULT OF CONSTRUCTION. ALL REPAIRS/REPLACEMENTS MADE BY THE CONTRACTOR SHALL BE EQUAL TO OR BETTER THAN THE PRE-CONSTRUCTION CONDITION.

8. ALL MATERIALS USED, NOT UTILIZED AS PART OF THE FINISHED WORK, SHALL BE FREE OF UNSATISFACTORY MATERIALS (WOOD, ROOTS, BOULDERS, ETC.) AND NON-COMPACTABLE MATERIALS.

9. SUBGRADE COMPACTION SHALL BE CERTIFIED BY A QUALIFIED PROFESSIONAL ENGINEER OR A TECHNICIAN CERTIFIED BY THE APPROPRIATE GOVERNING AGENCY.

10. FILL AREAS SHALL HAVE ALL EXTRANEOUS MATERIALS (WOOD, ROOTS, BOULDERS, ETC.) REMOVED PRIOR TO PLACEMENT.

11. IF BEDROCK IS ENCOUNTERED AT THE SUBGRADE, AN ADDITIONAL 6" BELOW SUBGRADE SHALL BE REMOVED AND BACKFILLED WITH SUITABLE MATERIAL.

12. SITE PLANNING, DESIGN & SURVEY LLC HAS NOT PERFORMED A GEOLOGIC/SUBSURFACE INVESTIGATION OF THIS SITE. THIS WORK WAS PERFORMED BY OTHERS (SEE NOTE 16). UNUSUAL CONDITIONS ENCOUNTERED SUCH AS UNUSUAL SOIL CLASSIFICATIONS, WATER TABLE, SINKHOLES, BURIED RUBBAGE, ETC. SHALL BE IMMEDIATELY REPORTED TO THE DESIGN ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

13. ALL FILL MATERIALS, NOT USED UNDER BUILDING SLABS/FOUNDATIONS, SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST.

14. THE COMPACTION OF FILL MATERIALS UNDER BUILDING SLABS/FOUNDATIONS SHALL BE DONE IN ACCORDANCE TO THE RECOMMENDATION OF A QUALIFIED SOILS SCIENTIST/ENGINEER.

15. TRAFFIC CONTROL WITHIN PUBLIC STREET SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES AND AS DIRECTED BY THE APPROPRIATE GOVERNING AGENCY.

16. THERE ARE ACTIVITY LIMITATIONS ON THIS SITE DUE TO ENVIRONMENTAL IMPACTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FOLLOWING THE LAND USE COVENANT (JEFFERSON COUNTY DB1318, PAGE 68) AND THE WVDEP APPROVED SOIL MANAGEMENT PLAN (SOIL MANAGEMENT PLAN, KIDDE - CITY OF RANSON, 208, 209, 212 AND 215 N. GEORGE STREET, AND 215 N. MILDRED STREET, RANSON, JEFFERSON COUNTY, WEST VIRGINIA, VRP # 13079, JULY 2022, PREPARED BY ENVIRONMENTAL STANDARDS, INC.) .

GRADING & DRAINAGE NOTES

1. Grading shall not be done in such a way to divert water onto property of another landowner.
2. Grading shall provide proper drainage and dispose of storm water without ponding.
3. Excavation or fill shall not endanger adjoining property.
4. Block and lots are to be graded to secure a proper drainage away from buildings or structures.
5. Fill shall be compacted to prevent erosion.
6. All disturbed areas must be stabilized within 4 days of reaching finished grade or the area being idle.

SEQUENCE OF CONSTRUCTION

1. Locate all utilities. Contact West Virginia Miss Utility at 800-245-4848, at least three working days prior to beginning work.
2. Install stabilized construction entrance.
3. Install all perimeter controls (diversion dikes, silt fence, etc.) measures as shown on plans.
4. Install sediment basin for phase 1 as shown on plans.
5. Construction operations shall be such that erosion and air and water pollution will be minimized. Comply with State and Federal laws concerning pollution abatement.
6. Import fill material and rough grade roadways and building pads. This should proceed in a westerly direction, in small areas at a time, stabilizing with seed and mulch as an area is complete.
7. As fill placement progresses to the western portion of the site, excavate to shift sediment basin to the north as shown on the plans for phase 2.
8. Dress final grade of sub base, stabilize all disturbed areas.
9. With the approval of the E&S administrator, remove temporary sediment basin and excavate and install underground storm water management system.
10. Stabilize all disturbed areas. All disturbed areas shall be left with a neat and finished appearance and seeded in accordance with the erosion and sediment control plan.
11. Once stabilized, remove remaining erosion control facilities and stabilize any of these areas.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

ES-1: Unless otherwise indicated, all vegetative and structural erosion and sediment control practices will be constructed and maintained according to minimum standards and specifications of the West Virginia Erosion and Sediment Control Best Management Practice Manual.

ES-2: The plan approving authority must be notified one week prior to the preconstruction conference, one week prior to the commencement of land disturbing activity, and one week prior to the final inspection.

ES-3: All erosion and sediment control measures are to be placed prior to or as first step in clearing.

ES-4: A copy of the approved erosion and sediment control plan shall be maintained on the site at all times.

ES-5: Prior to commencing land disturbing activities in areas other than indicated on these plans, (including, but not limited to, off-site borrow or waste areas), the contractor shall submit a supplementary erosion control plan to the owner for review and approval by the plan approving authority.

ES-6: The contractor is responsible for installation of any additional erosion control measures necessary to prevent erosion and sedimentation as determined by the plan approving authority.

ES-7: All disturbed areas are to drain to approved sediment control measures at all times during land disturbing activities and during site development until final stabilization is achieved.

ES-8: During dewatering operations, water will be pumped into approved filtering device.

ES-9: The contractor shall inspect all erosion control measures periodically and after each runoff-producing rainfall event. Any necessary repairs or cleanup to maintain the effectiveness of the erosion control devices shall be made immediately.

Additional Notes

1. All disturbed areas shall be stabilized within 4 days.
2. All fill shall be compacted to prevent erosion.

TEMPORARY SEEDING SPECIFICATIONS			
SPECIES	SEEDING DATES	POUNDS/ACRE	POUNDS/1000 SF
OATS	3/1 - 6/15	96	2.4
REDTOP	3/1 - 6/15, 8/18 - 9/15	5	0.12
ANNUAL RYEGRASS	3/1 - 6/15, 8/15 - 9/15	40	1.0
MILLET	6/15 - 8/15	30	0.75
RYE	8/15 - 11/1	168	4.2
WHEAT	8/15 - 11/1	180	4.5

1. APPLY 400 LBS. PER ACRE 10-10-10 FERTILIZER
2. BROADCAST OR DRILL SEED IMMEDIATELY AFTER DISTURBANCE
3. MULCH THE SEEDING IMMEDIATELY AFTER SEEDING WITH TWO (2) TONS OF STRAW OR WEED-FREE HAY PER ACRE, OR MULCH NETTING. ANCHOR STRAW OR HAY WITH ASPHALT EMULSION, CHEMICAL ANCHORING SOLUTION, NETTING OR A MULCH ANCHORING TOOL.

PERMANENT SEEDING SPECIFICATIONS - STEEP SLOPE >3:1			
SPECIES	PERCENT TOTAL	POUNDS/ACRE	POUNDS/1000 SF
KY 31 FESCUE	72	108	2.5
RED TOP GRASS	1.33	2	0.05
ANNUAL RYE*	13.33	20	0.5
CROWNVETCH	13.33	20	0.5
*SUBSTITUTE FOXTAIL MILLET FROM 5/1 - 8/15 SUBSTITUTE WINTER RYE FROM 11/1 - 2/15			

PERMANENT SEEDING SPECIFICATIONS - GENERAL SLOPE <3:1			
SPECIES	PERCENT TOTAL	POUNDS/ACRE	POUNDS/1000 SF
KY 31 FESCUE	85.33	128	2.9
RED TOP GRASS	1.33	2	0.05
ANNUAL RYE*	13.33	20	0.5
*SUBSTITUTE FOXTAIL MILLET FROM 5/1 - 8/15 SUBSTITUTE WINTER RYE FROM 11/1 - 2/15			

PERMANENT SEEDING NOTES
General
1. Scope: Planting permanent long-lived vegetative cover on graded or cleared areas in which construction activities have concluded.
2. Standards: Permanent seeding shall conform to all requirements of the West Virginia Erosion and Sediment Control Handbook for Developing Areas, Section 3.
3. Soil Amendments:
A) For sites of 5 acres or under, apply 175 lbs./ac. (4.0 lbs. actual nitrogen/1000 sq.ft.) and 350 lbs./ac. (8 lbs. actual P205 and K20/1000 sq. ft.). A slow release ureaform fertilizer (46-0-0) may be applied to areas recieving low maintenance to provide nitrogen over a longer period of time. For this treatment, apply 150 lbs./ac. (3.5 lbs./1000 sq. ft.) of a ureaform fertilizer in addition to the above fertilizer application at time of seeding.
B) Lime shall be applied at a rate of 3 tons/ac. (150 lbs./1000 sq. ft.).
C) Incorporate lime and fertilizer into the top 4-6 inches of soil.
D) Sites having a disturbed area over 5 acres shall have soil tests performed to determine application rates.
4. Seedbed Preparation:
A) Soil shall be loosened to a depth of 4-6 inches by raking, discing, or other acceptable means prior to seeding.
B) Apply lime and fertilizer before the final tillage operation.
5. Seeding:
A) Use the mixture specified on the PERMANENT SEEDING SPECIFICATIONS.
B) Apply seed uniformly with a cyclone seeder, drill, cultipacker, or hydroseeder (slurry includes seed and fertilizer on a firm, moist seedbed). Maximum seeding depth should be 1/4" on clayey soils and 1/2" on sandy soils, when using other than hydroseeder method of application. Note: If hydroseeding is used and the seed and fertilizer is mixed, they will be mixed on site and the seeding shall be immediate without interruption.
6. Mulching:
A) Mulch shall be applied immediately after seeding. Mulch materials and applications shall conform to Section 3.
Permanent Stabilization with SOD/Turfgrass
7. All specifications, site preparation, installation and maintenance of sod/turfgrass for permanent, long-lived vegetative cover shall conform to the Ext. Service recommendations.

TEMPORARY SEEDING NOTES
General
1. Scope: Planting short-term vegetation in stabilized, cleared or graded areas subject to erosion for a period of 14 days or more.
2. Standards: Temporary seeding shall conform to all requirements of the West Virginia *Erosion and Sediment Control Handbook for Developing Areas, Section 3.*
3. Sediment and Erosion Control: All perimeter controls must be stabilized in 4 days. All interior controls must be stabilized in 14 days.
Specification
1. Site Preparation:
A) Prior to seeding install all required sediment and erosion control measures.
B) Final grading not required for temporary seeding.
2. Soil Amendments:
A) Fertilizer shall be applied at the rate of 400 lbs./ac. using 10-10-10 or equivalent.
B) Lime shall be applied at a rate of 2 tons/ac. (100 lbs./1000 sq. ft.).
3. Seedbed Preparation:
A) Soil shall be loosened to a depth of 2-4 inches by raking, discing, or other acceptable means prior to seeding.
4. Seeding:
A) Use the mixture specified in the TEMPORARY SEEDING SPECIFICATIONS.
B) Apply seed uniformly with a cyclone seeder drill, cultipacker, or hydroseeder.
5. Mulching:
A) Mulch shall be applied immediately after seeding or grading if not within the seeding times.

SWPPP / EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION
This project outlines the grading plan of the Foundry Centre Mixed Use Development project. The approximate land disturbance within the LOD shown is ±7.65 Acres.

EXISTING SITE CONDITIONS
This site is former industrial facility. The site drains west to North George Street.

ADJACENT PROPERTY
The site is bounded on the east by Mildred Street, on the north by Beltline Avenue, on the west by North George Street and on the south by West 7th Avenue and an existing 20' alley.

SOILS
Soils data for this project has been obtained from the NRCS online soils survey. (Accessed 4/25/2024)
The soils for this area are made up primarily of:

Ub - Urban Land
UwC - Urban land-Hagerstown complex, 0 to 15 percent slopes.

CRITICAL EROSION AREAS
All areas on this site will be considered critical erosion areas and shall be monitored daily. This site will be monitored during construction to ensure excessive erosion is not taking place. The local governing body E&S Administrator, or its agent, will have the authority to recommend the placement of additional erosion control measures in this area if it becomes evident during construction that those in place are not functioning sufficiently.

EROSION AND SEDIMENT CONTROL MEASURES
Unless otherwise indicated, all vegetative and structural erosion and sediment control practices shall be constructed and maintained according to minimum standards and specifications of the regulations. The minimum standards shall be adhered to unless otherwise waived or approved by a variance.

STRUCTURAL PRACTICES
Construction Entrance: A construction entrance shall be placed at all locations where construction vehicles enter or exit the site. A mountable berm shall be installed along Beltline Avenue to prevent off-site runoff from entering the site.

Outlet Protection: Shall be constructed, as shown on the plans, at all pipe and/or culvert outlets.

Diversion Dikes: As shown on the plans.

Sediment Basin: Shall be constructed as shown on the plans. At the end of land disturbing activity within the contributing drainage area of the sediment trap, when, in the opinion of the local administrator, adequate stabilization has been achieved, the basin shall be removed.

VEGETATIVE PRACTICES
Top Soiling: Topsoil will be stripped from the site and stockpiled in an area determined in the field. Upon the completion of the project topsoil will be placed on all disturbed areas at a minimum depth of 4 inches.

Temporary Seeding: all denuded areas left dormant for more than 4 days shall be seeded with a fast germinating temporary vegetation appropriate for the time of year.

MANAGEMENT STRATEGIES
Construction of all sediment traps, sediment basins, sediment barriers, diversions, and sediment entrapments shall be the first step before any upslope land disturbance can begin, and shall be functioning properly. Earthen structures must be stabilized with seed and mulch immediately upon completion. Construction will be sequenced so that grading operations will begin and end as soon as possible. The contractor reserves the option to construct erosion control measures within a limited drainage area prior to work in that area. (ie The contractor does not have to construct erosion control measures for the entire site at the beginning of the project.)

All disturbed areas shall be stabilized within 4 days.

After achieving adequate stabilization, in the opinion of the local administrator, the temporary erosion and sediment controls shall be removed and any areas disturbed during this process shall be stabilized.

PERMANENT STABILIZATION
All areas disturbed by construction, not otherwise stabilized (i.e. covered by structures or pavement) shall be stabilized with permanent seeding immediately following final grading activities.

STORMWATER MANAGEMENT
Storm water management is being provided on this site as directed in applicable local, state and federal regulations. The landowner will be responsible for the maintenance of the storm water management facility.

MAINTENANCE
All erosion and sediment control measures will be checked daily and after each precipitation event of 0.25 inches or greater. They will be inspected for undermining, deterioration, erosion and excess deposited material. All deficiencies will be corrected immediately. Excess material will be spread on the site in a manner where it is not likely to erode in the future.

WASTE DISPOSAL
All brush and timber will be hauled away. Any solid waste accumulated during construction will be properly disposed of at an off-site permitted facility. No solid waste materials will be buried, dumped, used as fill, or burned at the site.

SPILL PREVENTION AND RESPONSE
Spills resulting from equipment failure or any other accidental chemical spills will be immediately contained with sand or other materials that will prevent spreading or infiltration. The spilled material and the surrounding soil will be removed at once and properly disposed of at a permitted facility. Any spills will be reported to the site owner immediately for further reporting. If the quantity of the spill is reportable, the owner will contact the following:

EMERGENCY RESPONSE SPILL ALERT SYSTEM
WEST VIRGINIA SPILL NOTIFICATION LINE: (800) 642-3074
NATIONAL RESPONSE CENTER: (800) 424-8802

SITE APPEARANCE/INSPECTIONS
The site shall be clean and organized at all times. Site Inspections shall be performed. All Erosion and Sediment Controls on the site shall be inspected at least once every four calendar days and within 24 hours after any storm event of greater than 0.25" of rainfall per 24 hour period. The inspection sheet is included on this plan sheet and should be completed by a qualified inspector.

RECORD KEEPING AND INTERNAL REPORTING PROCEDURES
General site conditions at the time of inspection as well as maintenance activities will be recorded. Spills, leaks, or other incidents will also be recorded.

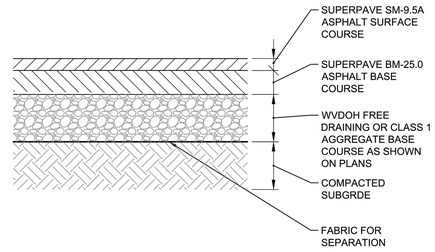
EMPLOYEE TRAINING
All personnel involved with the site will be informed of the procedures and goals of the Erosion and Sediment Pollution Control Plan. This training will highlight topics such as maintenance, spill response, and site appearance. A training record sheet is included on this plan sheet.

ADDITIONAL NOTES
- No excavation shall be at a slope steeper than 3:1.
- No fill shall be placed at a slope steeper than 2:1.

EARTHWORK VOLUMES
Cut - 780 CY (Raw)
Fill - 22,983 CY (Raw)

FILL IMPORT DATA
Source: Sunrise Shale Inc., 6018 Paynes Ford Road, Kearneysville, WV 25430
Haulage Route:
- South on Leetown Road (WV Route 1)
- East on Old Leetown Pike (WV Route 15)
- South on Milderd Street (WV Route 115)
- Enter project site using existing alley

No part of haulage route will utilize City streets.



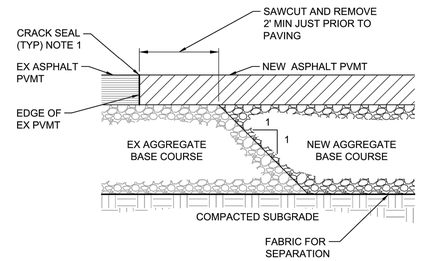
MINIMUM PAVEMENT THICKNESS (NOTE 1)			
SURFACE COURSE	BASE COURSE	AGGREGATE BASE COURSE	SUBGRADE
1 1/2"	3"	6" CLASS 1 OR 4" FREE DRAINING	6"

NOTES:

1. PAVEMENT SHALL BE DESIGNED IN ACCORDANCE WITH WVDOH DESIGN DIRECTIVES DD-644 AND DD-646 BASED ON ANTICIPATED TRAFFIC LOADING AND EVALUATION OF UNDERLYING SOILS BY A LICENSED GEOTECHNICAL ENGINEER.
2. THE PRESENCE OF FAULT LINES AND SOLUTION CHANNELS ASSOCIATED WITH KARST GEOLOGY MAY REQUIRE ADDITIONAL THICKENING OF PAVEMENT ELEMENTS OR OTHER MEASURES TO REINFORCE THE UNDERLYING SOILS PRIOR TO PAVEMENT CONSTRUCTION.

NOT TO SCALE

RANSON	ASPHALT PAVEMENT CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
		PVT-01	1 OF 1	5/2023



NOTES:

1. PAINT EDGE OF EX ASPHALT WITH TACK COAT PRIOR TO PAVING. CRACK SEAL JOINT AFTER PAVING OPERATION HAS BEEN COMPLETED.

NOT TO SCALE

RANSON	ASPHALT PAVEMENT CONNECTION CITY OF RANSON, WEST VIRGINIA	DETAIL NO.	SHEET NO.	REVISION DATE
		PVT-03	1 OF 1	5/2023

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

Site planning, design & Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

MICHAEL W. WEIGAND
REGISTERED
15851
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

E&S PLAN NOTES & DETAILS

REVISIONS		
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	AS NOTED
DRAWN BY:	DFL

SHEET ES-2

STONE CONSTRUCTION ENTRANCE

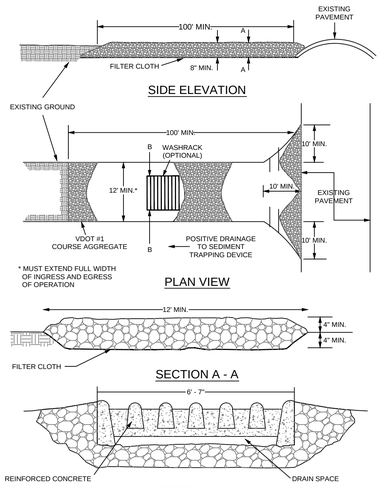
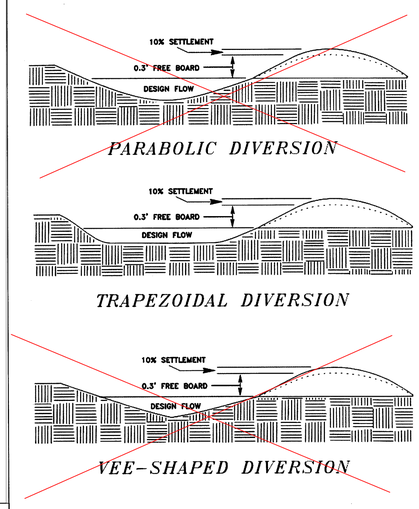


FIGURE 3.15.1

TYPICAL DIVERSIONS



Source: VIRGINIA DCR-DSWC

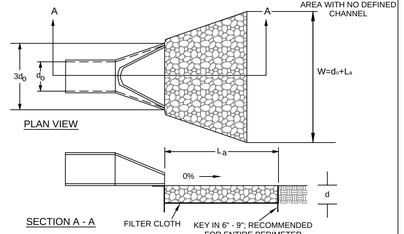
Table 3.15.1
CHANNEL CROSS SECTION REQUIREMENTS

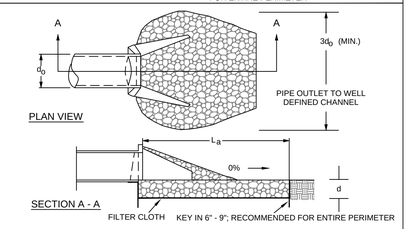
	A	B
Drainage area	< 5 acres	5 – 10 acres
Bottom width flow channel	4 feet	6 feet
Depth of flow channel	1 foot	1 foot
Side slopes	2:1 or flatter	2:1 or flatter
Grade	0.5% minimum	0.5% minimum

Table 3.15.2
CHANNEL STABILIZATION REQUIREMENTS

Channel Grade (%)	A < 5 acres	B 5 – 10 acres
0.5 – 3.0	Seed & straw mulch	Seed & straw mulch
3.1 – 5.0	Seed & straw mulch	Seed & cover /RECP; sod; or line with riprap
5.1 – 8.0	Seed & cover w/ RECP; sodor line with riprap	Line with riprap
8.1 – 20.0	Line with riprap	Engineering design

PIPE OUTLET CONDITIONS

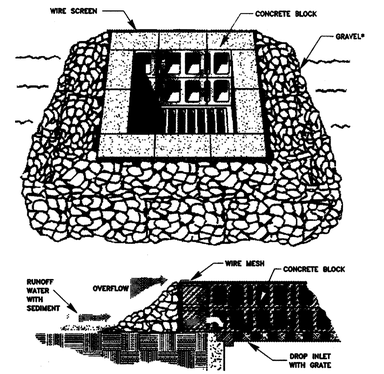




NOTES: 1. APRON LINING MAY BE RIPRAP, GROUTED RIPRAP, GABION BASKET OR CONCRETE.
2. La IS THE LENGTH OF THE RIPRAP APRON AS CALCULATED USING PLATES 3.18-3 AND 3.18-4.
3. d = 1.5 TIMES THE MAXIMUM STONE DIAMETER, BUT NOT LESS THAN 6 INCHES.

FIGURE 3.33.3

BLOCK AND GRAVEL DROP INLET SEDIMENT FILTER

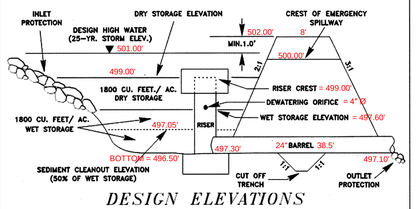


SIDE ELEVATION

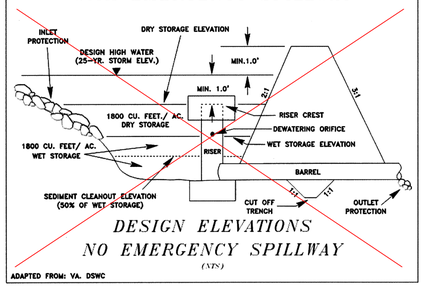
* GRAVEL SHALL BE CLEAN 3/4" TO 2" COARSE AGGREGATE

FIGURE 3.30.2

SEDIMENT BASIN



DESIGN ELEVATIONS
WITH EMERGENCY SPILLWAY

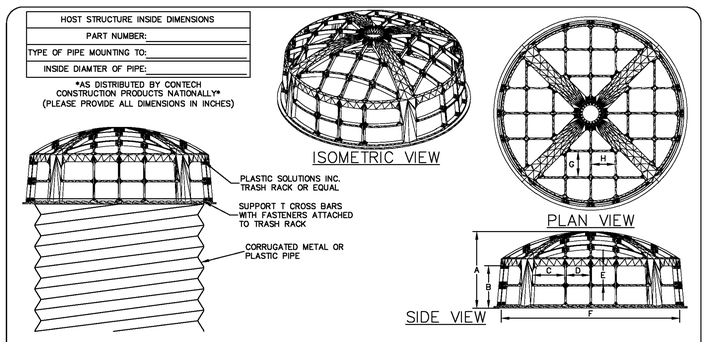


DESIGN ELEVATIONS
NO EMERGENCY SPILLWAY

ADAPTED FROM: VA. DSWC

HOST STRUCTURE INSIDE DIMENSIONS
PART NUMBER:
TYPE OF PIPE MOUNTING TO:
INSIDE DIAMTER OF PIPE:

AS DISTRIBUTED BY CONTECH CONSTRUCTION PRODUCTS NATIONALLY (PLEASE PROVIDE ALL DIMENSIONS IN INCHES)



ROUND SERIES TRASH RACKS										
	RISER									
PART NO.	CONCRETE INSIDE DIA.	CMP OR HDPE NOMINAL DIA.	A	B	C	D	E	F	G	H
RS–24	24"ø	12"ø–18"ø	17 1/3"	13 1/3"	7 3/4"	6 1/4"	6 1/4"	27 1/2"	6 1/4"	7 1/2"
RS–36	36"ø	21"ø–30"ø	21 1/8"	13 1/2"	6 1/4"	6 1/4"	6 1/4"	40 1/2"	6 1/4"	7 1/2"
RS–48	48"ø	33"ø–42"ø	27 3/4"	17 3/4"	7"	8 1/2"	6 3/4"	54 1/4"	8 1/2"	9"
RS–60	60"ø	48"ø–54"ø	27 3/4"	17 3/4"	11 1/2"	8 1/2"	6 3/4"	67 1/2"	8 1/2"	9"

CONTECH CONSTRUCTION PRODUCTS INC.
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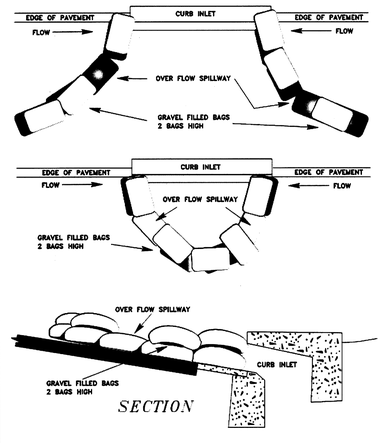
CUSTOMER:	DATE:
	DRAWN BY:
PROJECT:	APP'D BY:
	DETAIL:

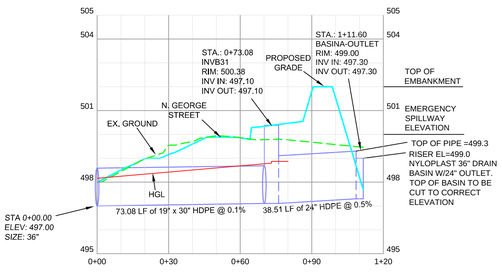
FIGURE 3.33.9

GRAVEL BAG CURB INLET PROTECTION

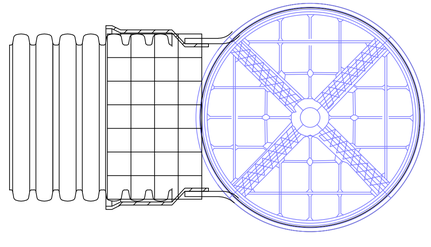


SECTION

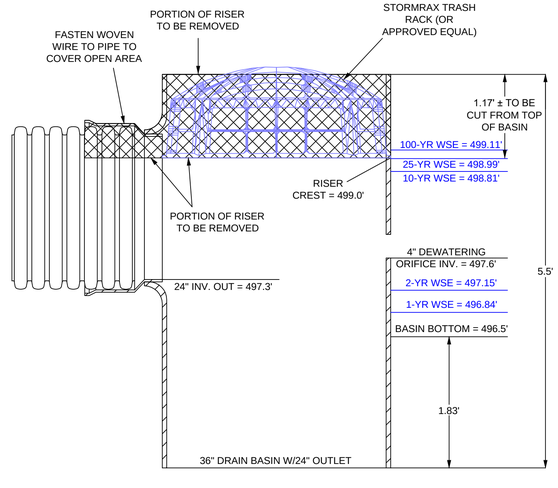
SEDIMENT BASIN DATA	
AREA TO PRACTICE	8.43 AC.
TOTAL VOLUME REQUIRED	30,500 CF
TOTAL VOLUME PROVIDED	34,543 CF
BOTTOM AREA	11,947 SF
TOP AREA	15,687 SF
PONDING DEPTH	2.5'
CLEAN-OUT VOLUME	7,625 CF
WET STORAGE VOLUME	15,250 CF
DRY STORAGE VOLUME	15,250 CF
BOTTOM ELEVATION	496.50'
CLEAN-OUT ELEVATION	497.05'
WET STORAGE ELEVATION	497.60'
DRY STORAGE ELEVATION	498.71'
RISER CREST	499.00'
DESIGN HIGHWATER ELEVATION	500.00'
TOP ELEVATION	502.00'
DEWATERING ORIIFCE	4" Ø @ 497.60'
MAX. PRIMARY SPILLWAY CAPACITY	24.49 CFS
MAX. SPILLOVER DEPTH	1.0'
Q2-yr (UNREDUCED)	22.736 CFS
COMPUTED EM. SPILLWAY WIDTH	16.37'
DESIGN EM. SPILLWAY WIDTH	20.0'
Q25 (UNREDUCED)	42.56 CFS
MAX. DRAWDOWN ORIFICE SIZE	13.46 SQ. IN.
MIN. DRAWDOWN ORIFICE SIZE	8.98 SQ. IN.
DESIGN ORIFICE DIAMETER	4"
DESIGN ORIFICE SIZE	12.57 SQ. IN.
BARREL	24" Ø HDPE
BARREL LENGTH	38.5'
BARREL SLOPE	0.50%
RISER	36" Ø HDPE



TEMPORARY SEDIMENT BASIN
OUTLET STRUCTURE PROFILE
SCALE: 1" = 30' HORIZ.
1" - 3' VERT.



TOP VIEW



NYLOPLAST 36" RISER DETAIL
NTS

FOUNDRY CENTRE
DEED BOOK 1283, PAGE 439
RANSON CORPORATION, DISTRICT 8
TM 4, PARCELS 124, 124.1, 126, 127, 128 & 129
CITY OF RANSON, WV

Site planning, design & Survey
232 Double L Drive, Falling Waters, WV 25419
Phone: 304-274-0189

MICHAEL W. MAYER
LICENSED
15851
STATE OF
WEST VIRGINIA
PROFESSIONAL ENGINEER

E&S PLAN DETAILS

REVISIONS			
1	CITY OF RANSON	10/30/24
2	CITY OF RANSON	11/26/24
3	PHOTOMETRIC PLAN	12/13/24

PROJECT NO.:	071-01
DATE:	8/22/2024
SCALE:	AS NOTED
DRAWN BY:	DFL

SHEET ES-3